



## 62016 RR 412 Rural Bonnyville M.D. AB

\$359,900

Step into your own secluded paradise! This 4-bed home sits on 2.35 acres surrounded by trees. The heart of the home, the kitchen, welcomes you with ample space for meal prep or entertaining. A spacious island offers additional workspace and serves as a central hub for gathering with loved ones. The main floor boasts open living, with large windows inviting natural light. Step out onto the covered deck (13' x 30') to enjoy your morning coffee or savor an evening meal while taking in the tranquil surroundings. Downstairs, discover a walk out basement, 2 more beds, a flexible space perfect for a home gym or office, and a cozy family room. Embrace nature from every window & back deck (21' x 16'). Plus, a single carport for convenience. Save on maintenance with a metal roof. Don't miss out on this rare opportunity to live in tranquility while still enjoying modern comforts.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

robintobias@cblifestyle.ca  
<https://www.robintobiasrealestate.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)