

## \$499,900 - 45010 Twp Rd 631, Rural Bonnyville M.D.

MLS® #E4458489

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,650 sqft

Rural on 9.98 Acres

None, Rural Bonnyville M.D., AB

Discover this private, treed 10-acre property, a true horse lover's dream. With paved road access and a rustic barn already set up for horses, this acreage offers both convenience and country charm. Built in 2008, the 1,650 sq. ft. home features 4 bedrooms and 3 bathrooms, including a spacious primary suite with a large ensuite and soaking tub. The open, oversized kitchen provides plenty of room for cooking and entertaining, making it the heart of the home. The land is fully fenced, providing security for horses and pets, while the surrounding trees create a peaceful, secluded atmosphere. With modern amenities, privacy, and the appeal of country living, this acreage is the perfect blend of comfort and rural lifestyle.

Built in 2008

### Essential Information

MLS® #	E4458489
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,650
Acres	9.98
Year Built	2008



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	45010 Twp Rd 631
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J7

### Amenities

Features	Fire Pit
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 18th, 2025
Days on Market	10
Zoning	Zone 60

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Listing information last updated on September 28th, 2025 at 11:32am MDT