

# \$1,100,000 - 61016 Hwy 897, Rural Bonnyville M.d.

MLS® #E4450631

**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 2,633 sqft

Single Family on 118.79 Acres

None, Rural Bonnyville M.d., Alberta

118-acre property, located just 10 minutes from Cold Lake. The home features an expansive kitchen, a dining room, living room featuring a gas fireplace, an office, and three good sized bedrooms, including a master suite with a walk-in closet and a 4-piece ensuite. A bonus room on the upper level provides an ideal space for flexibility. The basement is a perfect area for entertaining, with a living room warmed by a wood stove, a walkout to the yard, a wet bar area, two additional large bedrooms, a full bathroom, and plenty of storage. Equestrian enthusiasts will be thrilled with the impressive 70'x150' indoor arena, perfect for year-round riding and training. The property also features a 50'x70' heated barn, designed with 8 spacious stalls. Built for convenience, the barn includes a spectator area overlooking the arena, offering the perfect spot to watch the action unfold. Outdoors you'll find numerous pens, along with 6 automatic waterers. You'll also find a metal hay shelter providing protection for feed. (id:6289)

Built in 2007

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | E4450631    |
| Price     | \$1,100,000 |
| Bedrooms  | 5           |
| Bathrooms | 4.00        |



|                |               |
|----------------|---------------|
| Square Footage | 2,633         |
| Acres          | 118.79        |
| Year Built     | 2007          |
| Type           | Single Family |
| Style          | Bungalow      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 61016 Hwy 897         |
| Subdivision | None                  |
| City        | Rural Bonnyville M.d. |
| Province    | Alberta               |
| Postal Code | T9M1P3                |

### Amenities

|              |                 |
|--------------|-----------------|
| Features     | Wet bar         |
| Parking      | Attached Garage |
| # of Garages | 1               |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Range Hood Combo, Storage Shed, Washer, Window Coverings, Refrigerator |
| Heating      | Forced air                                                                                          |
| # of Stories | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Sable Realty |
|----------------|--------------|



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