

\$750,000 - 45220 Township Road 631, Rural Bonnyville M.D.

MLS® #E4443794

\$750,000

5 Bedroom, 3.00 Bathroom, 1,649 sqft

Rural on 11.98 Acres

Lessard, Rural Bonnyville M.D., AB

This stunning 12 acre property with a 1650 square foot 5 bedroom 3 bath home, a 1600 sft tin shop with 12' ceilings, 10X12 garage doors, hot/cold taps & a 1296 sft horse barn w/10' ceilings, 4' door opening for horses, tack room, saddle racks & exhaust system. Both the shop and barn have power, gas & water hooked up and there is a 432 sft attached lean-to. The home has a beautiful wrap around deck with a spacious patio space or enjoy the front south facing sun. Open concept layout with vaulted ceiling, picturesque windows, wood fireplace, A/C & NEW vinyl plank flooring (2021). Cream kitchen cabinetry w/pantry, middle eat up island, S/S appliances & adjacent dining room. The primary has a walk in closet w/ a 4 piece ensuite bathroom (jetted tub & shower). One more bedroom on this floor with laundry & 4 piece bathroom. The lower level has a walkout, wood stove, 3 more bedrooms, 3 piece bathroom and built in bar area for entertaining. The property has 1000 ft of wood fencing, a horse shelter & 2 auto waterers. A show stopper!

Built in 2006

Essential Information

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Price	\$750,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,649
Acres	11.98
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	45220 Township Road 631
Area	Rural Bonnyville M.D.
Subdivision	Lessard
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P3

Amenities

Features	Air Conditioner, Deck, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 22nd, 2025

Days on Market 14

Zoning Zone 60

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Listing information last updated on July 5th, 2025 at 10:47pm MDT