

# \$815,000 - 4630 Gateway Drive, Boyle

MLS® #A2216467

**\$815,000**

4 Bedroom, 4.00 Bathroom, 2,497 sqft

Residential on 2.10 Acres

Boyle, Boyle, Alberta

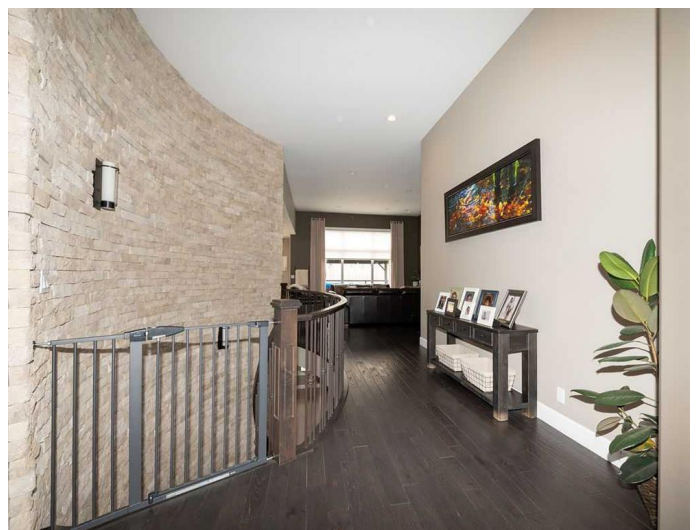
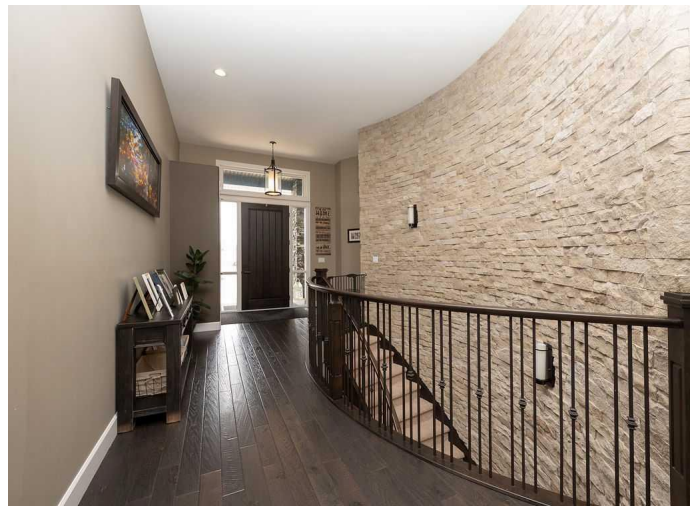
Welcome to this custom-built executive home in the spacious Gateway Estates in Boyle, Alberta, where modern style meets peaceful country living. Situated on a generous 2.1-acre lot, this stunning property offers the perfect blend of space, privacy, and upscale comfort. Boasting 4 spacious bedrooms and 4 bathrooms, this home is designed with both function and flow in mind. The main floor is filled with natural light and showcases high-end finishes throughout. The kitchen is a chef's dream complete with gas stove and designed for cooking while entertaining your guests who can relax in the living room or dining area overlooking the back yard. The master bedroom features 9' ceilings and is complete with a 4-piece en-suite and walk-in closet. The curved staircase leads you to a fully developed walkout basement, complete with a home gym, dedicated office space, and ample storage. Enjoy the convenience of a triple attached garage and the reliability of municipal services on a trickle system—a rare find in a setting like this. Whether you're entertaining guests or enjoying quiet evenings, this home offers the best of both worlds: modern executive style in a serene, spacious setting.

Built in 2013

## Essential Information

MLS® #

A2216467



|                |                                  |
|----------------|----------------------------------|
| Price          | \$815,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,497                            |
| Acres          | 2.10                             |
| Year Built     | 2013                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4630 Gateway Drive |
| Subdivision | Boyle              |
| City        | Boyle              |
| County      | Athabasca County   |
| Province    | Alberta            |
| Postal Code | T0A 0M0            |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  |
| Parking Spaces | 20  |
| Parking        | Parking Pad, Drive Through, Garage Door Opener, Gravel Driveway, Heated Garage, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 3   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Wired for Sound, Granite Counters                          |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Garburator, Gas Stove, Oven |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric, Living Room, Double Sided, Family Room  |
| Has Basement      | Yes   |

|          |                          |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line                                     |
| Lot Description   | Front Yard, Lawn, Dog Run Fenced In, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 25             |
| Zoning         | R              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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