

\$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

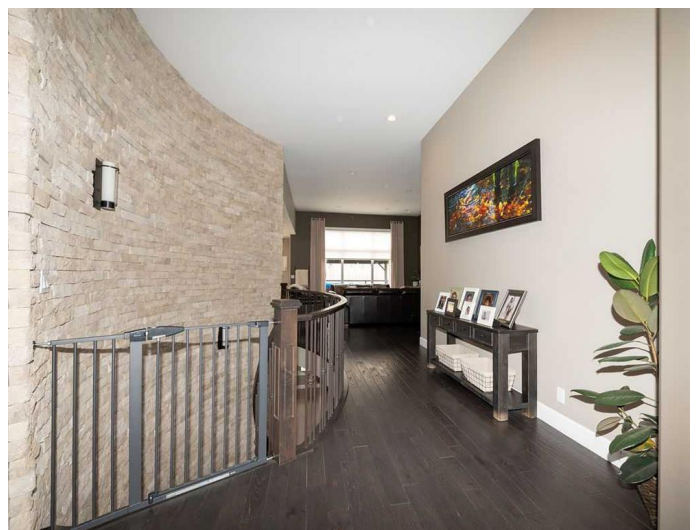
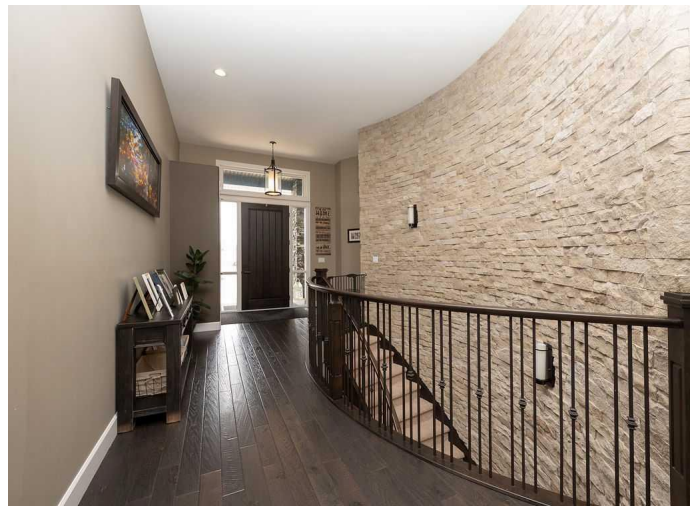
Welcome to this custom-built executive home in the spacious Gateway Estates in Boyle, Alberta, where modern style meets peaceful country living. Situated on a generous 2.1-acre lot, this stunning property offers the perfect blend of space, privacy, and upscale comfort. Boasting 4 spacious bedrooms and 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 | Gravel Driveway, Drive Through, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Granite Counters, High Ceilings, Pantry, Wired for Sound |
| 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 | Living Room, Double Sided, Electric, Family Room |
| Has Basement | Yes |

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

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 10th, 2025 |
| Days on Market | 38 |
| Zoning | R |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.