

# \$815,000 - 4360 Gateway Drive, Boyle

MLS® #A2216467

**\$815,000**

4 Bedroom, 4.00 Bathroom, 2,497 sqft

Residential on 2.10 Acres

Boyle, Boyle, Alberta

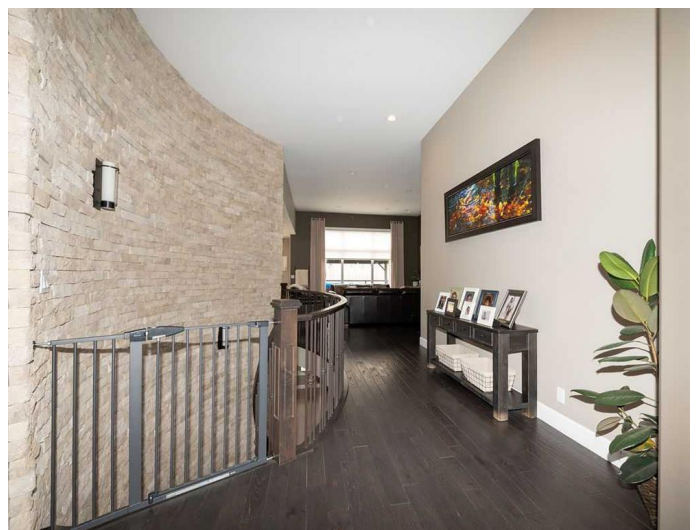
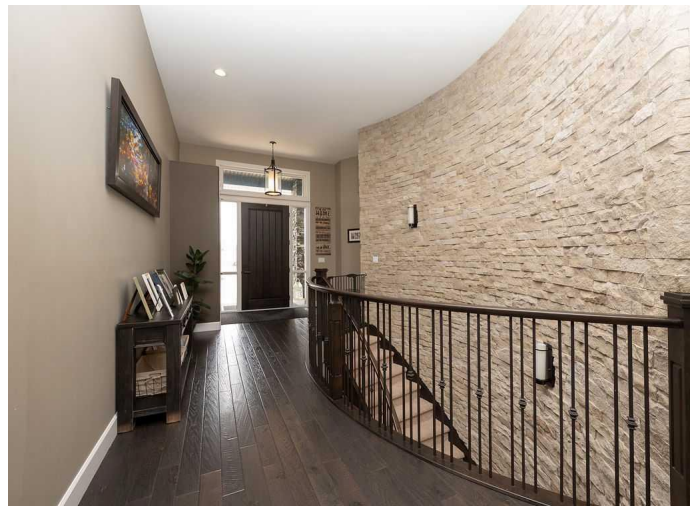
Welcome to this custom-built executive home in the spacious Gateway Estates in Boyle, Alberta, where modern style meets peaceful country living. Situated on a generous 2.1-acre lot, this stunning property offers the perfect blend of space, privacy, and upscale comfort. Boasting 4 spacious bedrooms and 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	4360 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	Garage Door Opener, Gravel Driveway, Heated Garage, Parking Pad, RV Access/Parking, Triple Garage Attached, Drive Through
# of Garages	3

### Interior

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

Basement	Finished, Full, Walk-Out
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## Exterior

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

## Additional Information

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

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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