

# **\$799,000 - 64123 Range Road 460, Rural Bonnyville M.D.**

MLS® #E4411397

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 138.94 Acres

None, Rural Bonnyville M.D., AB

138.94 Acres in La Corey! Half treed and half open, with 2 dugouts as well as good producing water wells. In 2024, the hay/grass was baled. In 2023, electric wire held cows, but the existing barbed wire fence will need some TLC. There is a 111x72 shop with 16' lean-to's on each side-both with a gravel base, not heated. The middle interior has 2 drive through bays and is tinned, heated, powered, with a concrete floor. There's a full bathroom and laundry area. Heavy duty insulation, five 220 plugs for air compressors or welders (50 amp). There's a combination of rollup doors and overhead doors. An unfinished house is on site with over 2400 square feet of living space on the main floor, full walkout basement. Triple attached garage. Final Building Inspection was completed in April of 2018, re-inspection is required. It does not have insurance nor warranty. Quality materials are evident, but everything will be sold "as is, where is". Please do not access without appointment.

Built in 2017

## **Essential Information**

MLS® #	E4411397
Price	\$799,000



Bathrooms	0.00
Acres	138.94
Year Built	2017
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	64123 Range Road 460
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Interior

Heating	See Remarks, Propane, Wood
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### Exterior

Exterior Features	Private Setting, Treed Lot
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### Additional Information

Date Listed	October 22nd, 2024
Days on Market	237
Zoning	Zone 60
Foreclosure	Yes

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Listing information last updated on June 16th, 2025 at 3:32pm MDT