

\$58,000 - 59317 Rge Rd 445, Rural Bonnyville M.D.

MLS® #E4422364

\$58,000

0 Bedroom, 0.00 Bathroom,
Rural on 3.78 Acres

None, Rural Bonnyville M.D., AB

Recreation with potential to develop a homestead - power and natural gas at the property line. Setup with a firepit, picnic tables, porta potty, ride-on lawnmower and metal gates (all included, will stay). Secluded with perimeter trees and just far enough from neighboring homes to turn the music up loud. South of Bonnyville and Cold Lake where it is not a highly populated area amidst natures untouched environment. The pie shaped corner lot gives 3 sided access with a standard driveway entry at the back where the old road is (which currently does not get snow plowed). Taxes are appx \$300 annually and not other land fees. This is a titled 3.78 acre parcel of land in the Municipal District of Bonnyville. Great cell & internet service available. This just might be your next get away property for the whole family & friends to some summer bonding time. Camper trailer(s) not included and will be removed as soon as weather permits.



Essential Information

MLS® #	E4422364
Price	\$58,000
Bathrooms	0.00
Acres	3.78
Type	Rural

Sub-Type Vacant Lot/Land
Status Active

Community Information

Address 59317 Rge Rd 445
Area Rural Bonnyville M.D.
Subdivision None
City Rural Bonnyville M.D.
County ALBERTA
Province AB
Postal Code T9N 1V7

Exterior

Exterior Features Corner Lot, Flat Site, Level Land, Partially Landscaped, Recreation Use, Treed Lot
Lot Description 3.78 ACRES

Additional Information

Date Listed February 19th, 2025
Days on Market 50
Zoning Zone 60

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Listing information last updated on April 9th, 2025 at 10:02pm MDT