

# \$199,900 - N/A, Rural Bonnyville M.D.

MLS® #E4446806

**\$199,900**

1 Bedroom, 1.00 Bathroom, 768 sqft  
Rural on 4.80 Acres

None, Rural Bonnyville M.D., AB

Situated on a quiet road and surrounded by mature trees, this beautiful 4.80-acre property offers a perfect blend of comfort, space, and privacy. The heated oversized garage provides ample room for vehicles, tools, and projects—ideal for hobbyists, mechanics, or anyone in need of a warm, functional workspace year-round. Attached to the garage is a fully equipped living space featuring a full kitchen, in-suite laundry, a 3-piece bathroom, and a cozy wood stove. Whether used as a guest suite, rental opportunity, or private retreat, this space is both inviting and practical. With its tranquil setting and versatile layout, this property is a rare find for those seeking a rural lifestyle with modern conveniences.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446806  |
| Price          | \$199,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 768       |
| Acres          | 4.80      |
| Year Built     | 2008      |



|          |          |
|----------|----------|
| Type     | Rural    |
| Sub-Type | Cottage  |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | N/A                   |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 2E0               |

### Amenities

|          |          |
|----------|----------|
| Features | Fire Pit |
|----------|----------|

### Interior

|              |                                    |
|--------------|------------------------------------|
| Heating      | Baseboard, Wood Stove, Natural Gas |
| Stories      | 1                                  |
| Has Basement | Yes                                |
| Basement     | None, No Basement                  |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Wood       |
| Exterior Features | Landscaped |
| Construction      | Wood       |
| Foundation        | Slab       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 60        |

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Listing information last updated on August 19th, 2025 at 7:17pm MDT