

\$109,900 - 116 63212 Rr423, Rural Bonnyville M.D.

MLS® #E4450474

\$109,900

0 Bedroom, 0.00 Bathroom,
Rural on 1.82 Acres

Country Lane Estates_MBON, Rural
Bonnyville M.D., AB

Discover an exceptional opportunity with this spacious 1.82-acre corner lot, ideally situated within the highly sought-after Country Lanes Estates. This generous parcel provides ample space to envision and build your ideal home, complete with a dedicated workshop or expansive garage, perfectly accommodating all your needs. Location is paramount here; you're just moments from the vibrant heart of Cold Lake, ensuring a short commute to 4 Wing Cold Lake, the convenience of the local mall, and all city amenities. Settle into an established and mature neighbourhood where the quality is evident with paved streets extending right to your future driveway. Adding to the appeal, all essential utilities are readily available at the property line, streamlining your building process and making this prime piece of real estate truly ready for your vision. NOTE: Wells are permitted so no need to haul water in this subdivision.



Essential Information

MLS® #	E4450474
Price	\$109,900
Bathrooms	0.00
Acres	1.82
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	116 63212 Rr423
Area	Rural Bonnyville M.D.
Subdivision	Country Lane Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1K3

Exterior

Exterior Features	Corner Lot, Shopping Nearby
-------------------	-----------------------------

Additional Information

Date Listed	July 30th, 2025
Days on Market	23
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 12:03pm MDT