

## \$899,000 - 0 Hwy 55 Hi, Rural Bonnyville M.D.

MLS® #E1023820

**\$899,000**

Bedroom, Bathroom,  
Land Commercial on 147.52 Acres

Riverhurst, Rural Bonnyville M.D., AB

Discover an exceptional opportunity with this 147.5-acre parcel located right on Highway 55 West, boasting outstanding highway exposure and proximity to oil companies. Situated only minutes away from Cold Lake and 4 Wing Back Gate, this prime location experiences high traffic flow. The property features approximately 1500 ft. of Highway 55 frontage, making it an ideal spot for a future venture, whether country residential or industrial (subject to MD of Bonnyville approval). Preliminary soil and groundwater conditions assessments have already been conducted on the property, providing valuable insights for potential development. Additionally, power is conveniently available at the property line, and gas within a close proximity. Please note that GST may be applicable. Seize this prime location to shape your future venture in a strategically positioned and promising area with excellent visibility and access.

### Essential Information

MLS® #	E1023820
Price	\$899,000
Acres	147.52
Type	Land Commercial

### Community Information



Address	0 Hwy 55 Hi
Area	Bonnyville
Subdivision	Riverhurst
City	Rural Bonnyville M.D.
Province	AB
Postal Code	T9M 1P1

### **Additional Information**

Date Listed	June 30th, 2015
Zoning	Agriculture

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Listing information last updated on May 17th, 2024 at 1:46am MDT