

## **\$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	118
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 7:02am MDT