

# \$169,900 - 5201 54 Avenue, Bonnyville Town

MLS® #E4427232

**\$169,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Parcel 1: 2.27 +/- Acres, Parcel 2: 1.54 +/- Acres. This location offers great accessibility to Hwy 28 or Hwy 41, a real asset for any business and recent commercial development taking place in the adjacent areas. Serviced with municipal water & sewer, w/electricity & natural gas in easy access, Great opportunity for commercial condos Zoning C3 allows for a number of opportunities: -Automotive & Recreational Vehicle Sales and Service -Business Support Services -Commercial Buildings -Drive-In Food Services -Drive Through Vehicle Services -Eating and Drinking Establishments -Fleet Services -Fuel Dispensing Stations -General Retail -Hardware and/or Home Store -Hotels -Household Appliance Repair -Storage Facility Additional opportunities available for building + lease, or lease to own.

Built in 1980

## Essential Information

MLS® #	E4427232
Price	\$169,900
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Land Commercial
Status	Active



**Community Information**

Address	5201 54 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2K3

**Exterior**

Exterior	Other
Construction	Other

**Additional Information**

Date Listed	March 24th, 2025
Days on Market	140
Zoning	Zone 60

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Listing information last updated on August 11th, 2025 at 8:47am MDT