# \$135,000 - 102 46424 Township Road 611, Rural Bonnyville M.D.

MLS® #E4436614

### \$135,000

0 Bedroom, 0.00 Bathroom, Rural on 1.41 Acres

Willow Ridge\_MBON, Rural Bonnyville M.D., AB

The only lot available in Willow Ridge, the Lakeland's premier country residential subdivision. This gently sloping lot would be ideal for a walkout basement. Located in a quiet cul de sac. Willow Ridge features street lighting, a soccer pitch, walking paths and a state of the art playground! Over 30 kms of walking/biking paths are right along the subdivision boundary. Only a short golf cart ride to the Bonnyville Golf & Country Club. Only minutes to numerous lake access points and 7km to town. Seize this opportunity to build your dream home in a prime location.





#### **Essential Information**

MLS® # E4436614 Price \$135,000

Bathrooms 0.00
Acres 1.41
Type Rural

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address 102 46424 Township Road 611

Area Rural Bonnyville M.D.

Subdivision Willow Ridge\_MBON
City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 1B1

# **Exterior**

Exterior Features Cul-De-Sac, Not Fenced, Not Landscaped, Playground Nearby, Sloping

Lot

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 156

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 October 18th, 2025 at 12:02pm MDT