

## \$249,000 - 59329 Rr 445, Rural Bonnyville M.D.

MLS® #E4447528

**\$249,000**

3 Bedroom, 1.00 Bathroom, 1,142 sqft

Rural on 4.89 Acres

None, Rural Bonnyville M.D., AB

This home is looking for a new owner to finish fixing up and take it to the intended level of this partially completed renovation ..... soooo much potential to preserve this 1948 house on a 1985 concrete foundation on 5 acres SE of Bonnyville. Good double garage with numerous outbuildings and cross fencing. Such a shame to have so much hard work put in already to not have this project finished. Services all in place of septic, drilled well, natural gas (NE Coop), power, internet & cell service. The land is level, mostly cleared, plenty of good fencing (perimeter), all surrounded with farming activity. Previously mainly used for horses. Let the Lakeland country roads take you home . . . to this hidden gem and make it your future homestead.

Built in 1948

### Essential Information

MLS® #	E4447528
Price	\$249,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,142
Acres	4.89
Year Built	1948



Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	59329 Rr 445
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Amenities

Features	Vinyl Windows, See Remarks
Parking Spaces	10

### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Fenced
Lot Description	4.89 Acres
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 13th, 2025
Days on Market	57
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 September 8th, 2025 at 9:02am MDT