

# **\$400,000 - Twp Rd 630 Rge Rd 442, Rural Bonnyville M.D.**

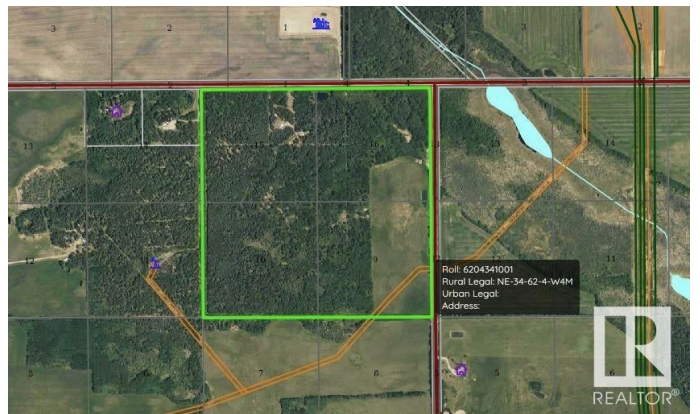
MLS® #E4449263

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 156.95 Acres

None, Rural Bonnyville M.D., AB

This Land Is Your Land! 156.95 Acres between Bonnyville and Cold Lake. The opportunities are endless with approx. 30 acres open (hay/ pasture) and balance treed. Fenced with 2 dugouts, walking trails & 3 approaches with paved road on north side. Approx. 10 acres separately fenced including one dugout with cleared building site, gravelled pad and power with 100 amp service, 50 amp RV hook up and extra plug ins. Whether you are looking to farm, develop, subdivide, or build your dream home this could be for you. What are you waiting for??



## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4449263        |
| Price     | \$400,000       |
| Bathrooms | 0.00            |
| Acres     | 156.95          |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | Twp Rd 630 Rge Rd 442 |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |

|             |                       |
|-------------|-----------------------|
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2J6               |

### **Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Cross Fenced, Fenced, Private Setting, Recreation Use, Stream/Pond, Treed Lot |
|-------------------|-------------------------------------------------------------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 60         |

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Listing information last updated on August 2nd, 2025 at 7:17am MDT