

\$400,000 - 63504 Range Road 473, Rural Bonnyville M.D.

MLS® #E4450430

\$400,000

2 Bedroom, 1.50 Bathroom, 1,300 sqft
Rural on 9.98 Acres

Iron River, Rural Bonnyville M.D., AB

Welcome to Gido's Place! For many years he welcomed everyone to come and explore and enjoy the buildings, machinery and antiques displayed throughout this 9.98 acre property. Most of these will be removed to prepare this property for it's next owners. This acreage is surrounded by towering pines - the smell in the air is amazing. Located on the Wolf Lake campsite road and just west of Manatokan Lake, fishing, boating and quadding become a way of life. Enter the home through the sunroom and into the kitchen/dining area. Down the hall is the living room area with a wood-burning stove and big windows allowing you to enjoy the outdoor views. A large primary bedroom with 2 piece ensuite, a second bedroom and a 4 piece bathroom finish off the home. A large double oversized garage was added in 2001, completed with a guest suite in the back.

Built in 1997

Essential Information

MLS® #	E4450430
Price	\$400,000
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,300
Acres	9.98
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	63504 Range Road 473
Area	Rural Bonnyville M.D.
Subdivision	Iron River
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 2A0

Amenities

Features	Front Porch, Guest Suite, Hot Water Natural Gas
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 60

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Listing information last updated on August 1st, 2025 at 1:32pm MDT