

## \$80,000 - 1 46321 Twp Rd 611, Rural Bonnyville M.D.

MLS® #E4458219

**\$80,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.03 Acres

Chatwin Lake Estates, Rural Bonnyville M.D.,  
AB

This is where building on lakefront makes sense \$\$ because of the lot price. Treed vacant land on the north shores of Chatwin Lake. Just 5 minutes from downtown Bonnyville and carting distance to the Golf Course. And to get big boating in, fishing, and water recreation, the Moose Lake boat launch is right around the corner. Services of power & Northeast Coop natural gas are right there at the property line. The sloping ridge is ideal for a walk out basement house and endless sunshine facing south. Restrictive covenant ensures quality neighborhood & building standards. Potential is endless, invest now to secure your future home location.



### Essential Information

MLS® #	E4458219
Price	\$80,000
Bathrooms	0.00
Acres	1.03
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address 1 46321 Twp Rd 611



Area	Rural Bonnyville M.D.
Subdivision	Chatwin Lake Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Exterior

Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Hillside, Lake Access Property, Lake View, Sloping Lot, Treed Lot
Lot Description	265'X190'X251'X158'

### Additional Information

Date Listed	September 15th, 2025
Days on Market	3
Zoning	Zone 60

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Listing information last updated on September 17th, 2025 at 10:02pm MDT