

\$485,000 - 45011 Twp Rd 610, Rural Bonnyville M.D.

MLS® #E4463003

\$485,000

3 Bedroom, 1.00 Bathroom, 3,699 sqft
Rural on 83.27 Acres

None, Rural Bonnyville M.D., AB

Great potential on 83 acres, just 10 minutes from Bonnyville! With the right vision, this property offers endless possibilities. The existing home is not currently livable but could be transformed into a spacious ranch-style residence. The original home is approximately 1,500 sq. ft. with a finished basement, and an additional 2,200 sq. ft. of framed but unfinished space sits above a massive 6+ car garage. The impressive L-shaped barn and shop provide roughly 14,000 sq. ft. of space, including the option to develop office areas at the front. Featuring a durable metal roof, this structure has great potential with some TLC to serve as an excellent base for your business or hobby operation. Conveniently located just minutes from the Bonnyville Golf & Country Club and Vezeau Beach MD Campground. Adjoining 64 Acres with oil well lease may be negotiated for purchase with the purchase of this 83 Acres.

Built in 1978

Essential Information

MLS® #	E4463003
Price	\$485,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	3,699
Acres	83.27
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	45011 Twp Rd 610
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H6

Amenities

Features	See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 21st, 2025
Days on Market	6
Zoning	Zone 60

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Listing information last updated on October 27th, 2025 at 7:17am MDT