

## \$70,000 - 62331 Rge Rd 411a, Rural Bonnyville M.D.

MLS® #E4410246

**\$70,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.13 Acres

Legends Western Estates, Rural Bonnyville  
M.D., AB

The perfect canvas for your new home on this expansive 2.13-acre corner lot in Legends Western Estates. Embrace the charm of country living, relishing the tranquility it offers, while still enjoying proximity to town amenities for your children's after-school activities. Conveniently located 4 km from the ski hill and French Bay, and a mere 12 km from the City of Cold Lake, this lot combines the best of rural and urban living. POWER & GAS are readily available at the property line, enhancing the ease of development. Seize this opportunity to create your haven in a picturesque setting that balances the peacefulness of the countryside with the conveniences of town living. GST may be applicable.

### Essential Information

MLS® #	E4410246
Price	\$70,000
Bathrooms	0.00
Acres	2.13
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address 62331 Rge Rd 411a



Area	Rural Bonnyville M.D.
Subdivision	Legends Western Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0

## Exterior

Exterior Features Corner Lot, Ski Hill Nearby, See Remarks

## Additional Information

Date Listed	October 13th, 2024
Days on Market	274
Zoning	Zone 60

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Listing information last updated on July 14th, 2025 at 3:47pm MDT