

## \$199,000 - 46118 Twp Rd 624, Rural Bonnyville M.D.

MLS® #E4431841

**\$199,000**

1 Bedroom, 2.00 Bathroom, 1,780 sqft

Rural on 7.72 Acres

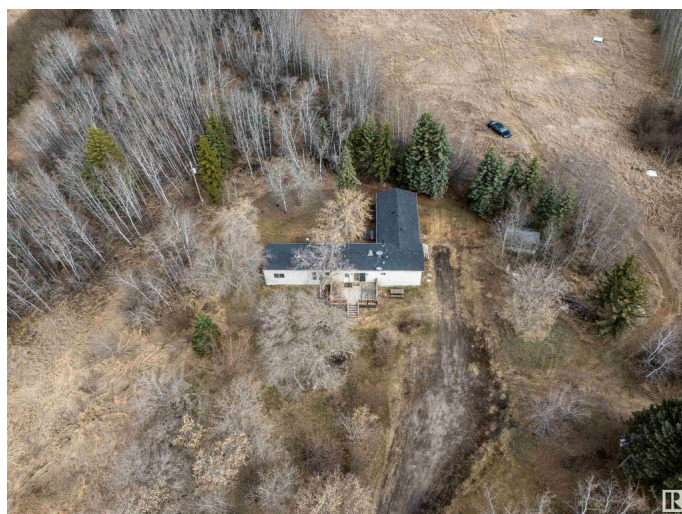
Meadow View\_MBON, Rural Bonnyville M.D.,  
AB

Embrace countryside living in this rejuvenated manufactured home nestled on a breathtaking 7.72-acre sanctuary. With four bedrooms and two full bathrooms, there's ample space for family and guests alike. The thoughtful addition expands your living possibilities, while the wood-burning stove creates a warm, inviting atmosphere during those crisp Alberta evenings. Outside, nature's playground beckons! Your private acreage offers limitless potential for gardening enthusiasts, outdoor adventurers, or those dreaming of a self-sufficient homestead. Collect eggs for breakfast, plant your dream garden, or simply enjoy morning coffee amid picturesque rural vistas. Just a quick 12-minute drive from Bonnyville and close to the scenic Beaver River, you'll enjoy the perfect balance of peaceful seclusion with convenient access to amenities. Your idyllic country lifestyle awaits!

Built in 1984

### Essential Information

MLS® #	E4431841
Price	\$199,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2



Square Footage	1,780
Acres	7.72
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	46118 Twp Rd 624
Area	Rural Bonnyville M.D.
Subdivision	Meadow View_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G4

### Amenities

Features	See Remarks
----------	-------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	See Remarks
Foundation	Piling

### Additional Information

Date Listed	April 19th, 2025
Days on Market	12
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 4:47am MDT