

# **\$135,000 - 102 46424 Township Road 611, Rural Bonnyville M.D.**

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MLS® #E4436614

**\$135,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.41 Acres

Willow Ridge\_MBON, Rural Bonnyville M.D.,  
AB

The only lot available in Willow Ridge, the Lakeland's premier country residential subdivision. This gently sloping lot would be ideal for a walkout basement. Located in a quiet cul de sac. Willow Ridge features street lighting, a soccer pitch, walking paths and a state of the art playground! Over 30 kms of walking/biking paths are right along the subdivision boundary. Only a short golf cart ride to the Bonnyville Golf & Country Club. Only minutes to numerous lake access points and 7km to town. Seize this opportunity to build your dream home in a prime location.



## **Essential Information**

MLS® #	E4436614
Price	\$135,000
Bathrooms	0.00
Acres	1.41
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## **Community Information**

Address	102 46424 Township Road 611
Area	Rural Bonnyville M.D.

Subdivision	Willow Ridge_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 1B1

### Exterior

Exterior Features	Cul-De-Sac, Not Fenced, Not Landscaped, Playground Nearby, Sloping Lot
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### Additional Information

Date Listed	May 15th, 2025
Days on Market	102
Zoning	Zone 60

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Listing information last updated on August 25th, 2025 at 3:33pm MDT