\$269,000 - 65001 Rge Rd 474, Rural Bonnyville M.D.

MLS® #E4445000

\$269,000

3 Bedroom, 2.00 Bathroom, 1,309 sqft Rural on 5.00 Acres

None, Rural Bonnyville M.D., AB

NEW PRICE! Here is the best country combo package in the MD of Bonnyville. Discover the perfect blend of comfort and nature with this well maintained 1992 HOME & GARAGE NESTLED IN 5 ACRES. This is a rare opportunity to own a piece of tranquility, perfect for those seeking a peaceful retreat. Upgrades; shingles 2009, hot water tank 2019, flooring 2016, gas heater garage 2019, new siding & skirting 2016, dining room window 2016 (zero carpet), hot water tank 2019. Good working water well and septic system, just cleaned out in 2024. Utilities & taxes are low (NE Gas). Numerous outbuildings & groomed trails made throughout the graze land & treed five acres. Just up the road is the Wolf Lake municipal campground, great local hunting, plenty of agriculture and oil field in the area. Tower at the garage increases Cellular and Internet service (also has a land line in use). Welcome to the Iron River Community with abundant privacy and seclusion located on a dead end road ready to raise your own livestock & garden.







Built in 1992

Essential Information

MLS® # E4445000 Price \$269,000 Lease Rate \$133

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,309

Acres 5.00

Year Built 1992

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 65001 Rge Rd 474

Area Rural Bonnyville M.D.

Subdivision None

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T0A 2A0

Amenities

Features Deck, Front Porch, No Animal Home, No Smoking Home, R.V. Storage,

Vinyl Windows, Workshop

Parking Spaces 10

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Features Corner Lot, Fruit Trees/Shrubs, No Through Road, Partially Landscaped,

Private Setting, Treed Lot, Vegetable Garden

Lot Description 500' x 435.60'

Foundation Block

Additional Information

Date Listed June 28th, 2025

Days on Market 140

Zoning Zone 60

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