

## \$79,000 - 47516 644 Twp Road, Rural Bonnyville M.D.

MLS® #E4447424

**\$79,000**

3 Bedroom, 1.00 Bathroom, 1,296 sqft

Rural on 4.83 Acres

Iron River, Rural Bonnyville M.D., AB

Nestled on 4.8 picturesque acres, cozy 3 bedroom/ 1 bath bungalow offers incredible potential for those with a vision. Whether you are looking to invest in a rewarding renovation project or start your own hobby farm here it is! Situated on partially cross fenced 4.83 acres. Located about 29 miles from Bonnyville. Property is SOLD AS IS WHERE IS ON POSSESSION.

Built in 1980

### Essential Information

MLS® #	E4447424
Price	\$79,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,296
Acres	4.83
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	47516 644 Twp Road
Area	Rural Bonnyville M.D.



Subdivision	Iron River
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 2A0

### Amenities

Features	Hot Water Instant, See Remarks
----------	--------------------------------

### Interior

Heating	Wood Stove, Propane, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Private Setting, See Remarks, Partially Fenced
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	July 11th, 2025
Days on Market	5
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 July 16th, 2025 at 8:02am MDT