# \$80,000 - 1 46321 Twp Rd 611, Rural Bonnyville M.D.

MLS® #E4458219

## \$80,000

0 Bedroom, 0.00 Bathroom, Rural on 1.03 Acres

Chatwin Lake Estates, Rural Bonnyville M.D., AB

This is where building on lakefront makes sense \$\$ because of the lot price. Treed vacant land on the north shores of Chatwin Lake. Just 5 minutes from downtown Bonnyville and carting distance to the Golf Course. And to get big boating in, fishing, and water recreation, the Moose Lake boat launch is right around the corner. Services of power & Northeast Coop natural gas are right there at the property line. The sloping ridge is ideal for a walk out basement house and endless sunshine facing south. Restrictive covenant ensures quality neighborhood & building standards. Potential is endless, invest now to secure your future home location.





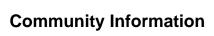
#### **Essential Information**

MLS® # E4458219 Price \$80,000

Lease Rate \$80
Bathrooms 0.00
Acres 1.03
Type Rural

Sub-Type Vacant Lot/Land

Status Active





Address 1 46321 Twp Rd 611
Area Rural Bonnyville M.D.
Subdivision Chatwin Lake Estates
City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2G9

## **Exterior**

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve,

Hillside, Lake Access Property, Lake View, Sloping Lot, Treed Lot

Lot Description 265'X190'X251'X158'

## **Additional Information**

Date Listed September 15th, 2025

Days on Market 47

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 November 1st, 2025 at 12:47am MDT