

## \$194,900 - 38 45326 Hwy 659, Rural Bonnyville M.D.

MLS® #E4460286

**\$194,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.17 Acres

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

Build your dream home here or have your own private MAN CAVE! A 2005 built, 30x60 triple garage is already in place With heat and Power. Level site, with approach in place and great view of the pond in your back yard. All less then 2 kms from town. Start building!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4460286        |
| Price     | \$194,900       |
| Bathrooms | 0.00            |
| Acres     | 1.17            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38 45326 Hwy 659      |
| Area        | Rural Bonnyville M.D. |
| Subdivision | Emerald Lake Estates  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2G9               |

### Interior



Heating                      Forced Air-1, Natural Gas

**Exterior**

Exterior Features    Cul-De-Sac, Flat Site, Level Land, Not Fenced

**Additional Information**

Date Listed              October 1st, 2025

Days on Market        34

Zoning                    Zone 60

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Listing information last updated on November 4th, 2025 at 7:32am MST