

## **\$340,000 - 63513 Rge Rd 471, Rural Bonnyville M.D.**

MLS® #E4417459

**\$340,000**

1 Bedroom, 1.00 Bathroom, 930 sqft

Rural on 3.19 Acres

None, Rural Bonnyville M.D., AB

Let Nature Surround You! Two acreages for the price of one! Over 3 acres combined located just 1 1/2 miles from Manatokan Lake. Own a piece of history with this 1940s school converted to a year round home. Completely renovated throughout! This open concept living space includes solid wood kitchen cabinets, cozy wood stove, laminate flooring and laundry hookups. Raised living room has gas stove and large windows. 3 pc bath offers an oversized stand up shower. 40' X 50', 2013 shop is heated and includes a 16' overhead door, concrete floor, water/sewer, separate approach and driveway. Yard is partially fenced and includes 3 sheds and a treed, private RV parking area with power hook ups. Close to boating, fishing and easy commuting to oil activity. Invest Today!

Built in 1940

### **Essential Information**

MLS® #	E4417459
Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	930
Acres	3.19
Year Built	1940



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	63513 Rge Rd 471
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Front Porch, Hot Water Tankless, Parking-Plug-Ins
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### Interior

Heating	Wood Stove, See Remarks, Natural Gas, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Landscaped, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 7th, 2025
Days on Market	102
Zoning	Zone 60

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Listing information last updated on April 19th, 2025 at 6:17pm MDT