

\$399,900 - 45418 Hwy 55, Rural Bonnyville M.D.

MLS® #E4420246

\$399,900

4 Bedroom, 1.50 Bathroom, 1,200 sqft

Rural on 9.16 Acres

None, Rural Bonnyville M.D., AB

Charm meets convenience in this delightful 4 bedroom, 2 bathroom bungalow on nearly 10 ACRES! Only 20 minutes away from Cold Lake or Bonnyville, less than 5 minutes to La Corey, this property is ideally situated if you are commuting to town or to the oil patch, the perfect blend of country living and urban accessibility. The acreage is beautifully landscaped, has a large garden plot, and a peaceful and private backyard with lovely mature trees as your background. The house has been well maintained over the years with important updates to mention: newer shingles on garage & south side of house, newer water softener, hot water tank, furnace, air conditioner, sewer pump. There is plumbing for 3rd bathroom in the full basement with lots of room left for your own personal customization. Make your move to the country!

Built in 1980

Essential Information

MLS® #	E4420246
Price	\$399,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,200



Acres	9.16
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	45418 Hwy 55
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Air Conditioner
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 4th, 2025
Days on Market	74
Zoning	Zone 60

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