

## **\$44,900 - Se4-63 4-4 Lot3, Rural Bonnyville M.D.**

---

MLS® #E4183895

**\$44,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.09 Acres

None, Rural Bonnyville M.D., AB

Lot 3 is a private 3 acre treed parcel just 1 km south of Beaver River and "Oil Country" and is centrally located between Cold Lake & Bonnyville. Located just 4 km west of HWY 892 and along TWP RD 630 along snow removal route and school bus stops. Approach is in place, paved road access to the lot, power is at lot line & natural gas nearby. Sandy soil provides good drainage. GST may be applicable.



### **Essential Information**

MLS® #	E4183895
Price	\$44,900
Bathrooms	0.00
Acres	3.09
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	Se4-63 4-4 Lot3
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0B0



**Exterior**

Exterior Features   Flat Site, Treed Lot

**Additional Information**

Date Listed                January 8th, 2020

Days on Market        2004

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 4th, 2025 at 6:47pm MDT