

# **\$550,000 - Ne 26 62 1 W4 Rge Rd 411a, Rural Bonnyville M.D.**

MLS® #E4412267

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 124.00 Acres

Cherry Ridge Estates, Rural Bonnyville M.D.,  
AB

124 Acres with an ASP in place, only Few minutes drive to Cold Lake, and Cherry Grove hamlet! Great location to build your own home and farm, with big frontage on range road 411. Very close distance to the ski hill and French Bay for swimming/camping/fishing/boating, which makes it a great investment for a developer interested in subdividing and selling the lots, or building and selling homes. Property has been conditionally approved for phase 1 to subdivide 22 lots and a structural plan ASP is available for the subdivision. Some roads have been constructed. Great location just north of Legends and Cherry Ridge subdivisions and minutes from all amenities. SUBDIVIDE or BUILD YOUR DREAM FARM HOME ! GST may be applicable



## **Essential Information**

MLS® #	E4412267
Price	\$550,000
Bathrooms	0.00
Acres	124.00
Type	Rural
Sub-Type	Vacant Lot/Land

Status                      Active

**Community Information**

Address                      Ne 26 62 1 W4 Rge Rd 411a  
Area                              Rural Bonnyville M.D.  
Subdivision                  Cherry Ridge Estates  
City                              Rural Bonnyville M.D.  
County                          ALBERTA  
Province                        AB  
Postal Code                   T0A 0T0

**Exterior**

Exterior Features      Ski Hill Nearby, See Remarks

**Additional Information**

Date Listed                  October 31st, 2024  
Days on Market              247  
Zoning                          Zone 60

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