

## **\$749,900 - 205 61501 41 Highway, Rural Bonnyville M.D.**

MLS® #E4462396

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

This 1.5 ac industrial lot has a 2012 shop with a 5600 square foot shop is conveniently located in Aurora Borealis Industrial Park. Situated just 2 miles North of Bonnyville adjacent to airport, offers great accessibility to Hwy 41. The lot is already graveled & fenced. Main Shop is 60 x 80 with mezzanine with its own 3 p.c bathroom, and laundry set up and additional storage. Three 16' x 16' overhead doors and 18' ceilings with 80 foot deep bays. This shop has everything your operation could need; 3 phase power and 220 outlets inside and out. The office area has underslab heating throughout and consists of a large meeting room in the rear with exterior access, 3 piece bathroom, kitchenette, lunch room and a front office space that could also serve as reception.

Built in 2012

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | E4462396   |
| Price      | \$749,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Industrial |
| Status     | Active     |



**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 205 61501 41 Highway  |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2G6               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 60            |

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Listing information last updated on October 29th, 2025 at 12:32am MDT