

## \$249,900 - 63217 Range Rd 443, Rural Bonnyville M.D.

MLS® #E4439828

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 90.20 Acres

None, Rural Bonnyville M.D., AB

Endless Possibilities on 90 acres - Just West of Cold Lake Discover the potential of this stunning 90 acre parcel of land located just off Highway 55, West of Cold Lake. Fully fenced and featuring an established approach with access gate, this versatile property is ready for your vision! Tucked away on a quiet dead-end road the land offers a mix of open pasture. Perfect for cattle or horses & a dense maze of mature spruce trees, making it an ideal hunters paradise. A built hunting blind & abundant wildlife add to the natural allure. Looking for recreation? This is a dream location for quadding, sledding and year-round outdoor adventure. A 12X16 shed, a usable outhouse & a rough cut mower are included. Power & natural gas are available at the property corner, making future development easier. Whether you want to build your dream home, start a hobby farm or create your own private getaway, this property is packed with opportunity!

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439828  |
| Price     | \$249,900 |
| Bathrooms | 0.00      |
| Acres     | 90.20     |
| Type      | Rural     |



|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 63217 Range Rd 443    |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9M 1P1               |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Private Setting, Treed Lot |
|-------------------|---|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 60        |

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Listing information last updated on June 8th, 2025 at 2:17pm MDT