

## **\$280,000 - 65001 Rge Rd 474, Rural Bonnyville M.D.**

MLS® #E4445000

**\$280,000**

3 Bedroom, 2.00 Bathroom, 1,309 sqft

Rural on 5.00 Acres

None, Rural Bonnyville M.D., AB

Here is the best country combo package in the MD of Bonnyville. Discover the perfect blend of comfort and nature with this well maintained 1992 home & garage nestled on 5-acres. This is a rare opportunity to own a piece of tranquility, perfect for those seeking a peaceful retreat. Upgrades; shingles 2009, hot water tank 2019, flooring 2016, gas heater garage 2019, new siding & skirting 2016, dining room window 2016 (zero carpet), hot water tank 2019. Good working water well and septic system, just cleaned out in 2024. Utilities & taxes are low (NE Gas). Numerous outbuildings and groomed trails made throughout the graze land & treed five acres and just up the road is the Wolf Lake municipal campground, great local hunting, plenty of agriculture and oil field in the area. Tower at the garage increases Cellular and Internet service (also has a land line in use). Welcome to the Iron River Community with abundant privacy and seclusion located on a dead end road ready to raise your own livestock & garden.

Built in 1992

### **Essential Information**

MLS® # E4445000

Price \$280,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,309
Acres	5.00
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	65001 Rge Rd 474
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 2A0

### Amenities

Features	Deck, Front Porch, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Workshop
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Corner Lot, Fruit Trees/Shrubs, No Through Road, Partially Landscaped, Private Setting, Treed Lot, Vegetable Garden
Lot Description	500' x 435.60'
Foundation	Block

### Additional Information

Date Listed June 28th, 2025

Days on Market 35

Zoning Zone 60

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