

## \$194,900 - 38 45326 Hwy 659, Rural Bonnyville M.D.

MLS® #E4427786

**\$194,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.17 Acres

Emerald Lake Estates, Rural Bonnyville M.D.,  
AB

Build your dream home here or have your own private MAN CAVE! A 2005 built, 30x60 triple garage is already in place With heat and Power. Level site, with approach in place and great view of the pond in your back yard. All less then 2 kms from town. Start building!

### Essential Information

MLS® #	E4427786
Price	\$194,900
Bathrooms	0.00
Acres	1.17
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	38 45326 Hwy 659
Area	Rural Bonnyville M.D.
Subdivision	Emerald Lake Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Interior



Heating                      Forced Air-1, Natural Gas

**Exterior**

Exterior Features    Cul-De-Sac, Flat Site, Level Land, Not Fenced

**Additional Information**

Date Listed              March 27th, 2025

Days on Market        38

Zoning                    Zone 60

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Listing information last updated on May 4th, 2025 at 12:32am MDT