

## **\$130,000 - 47518 644 Twp Road, Rural Bonnyville M.D.**

MLS® #E4447426

**\$130,000**

3 Bedroom, 1.00 Bathroom, 1,190 sqft

Rural on 4.82 Acres

Iron River, Rural Bonnyville M.D., AB

Affordable start to building your country living dreams! 3 bedroom/ 1 bath (3 pc with shower) bungalow situated on partially cross fenced 4.82 acres. Open Concept living room, spacious kitchen, main floor laundry, and separate dining area with large windows to enjoy all the nature. Plenty of room for your outdoor activities, gardening, animals, and all the privacy and peacefulness of country living! Located about 29 miles from Bonnyville. Property is SOLD AS IS WHERE IS ON POSSESSION.

Built in 1983

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447426               |
| Price          | \$130,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,190                  |
| Acres          | 4.82                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**



|             |                       |
|-------------|-----------------------|
| Address     | 47518 644 Twp Road    |
| Area        | Rural Bonnyville M.D. |
| Subdivision | Iron River            |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 2A0               |

### **Amenities**

|          |                          |
|----------|--------------------------|
| Features | Front Porch, See Remarks |
|----------|--------------------------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood                                                                     |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, See Remarks, Partially Fenced |
| Construction      | Wood                                                                     |
| Foundation        | See Remarks                                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 60         |

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Listing information last updated on August 3rd, 2025 at 9:31am MDT