

## \$242,000 - 62023 Rr 435, Rural Bonnyville M.D.

MLS® #E4450222

**\$242,000**

4 Bedroom, 1.00 Bathroom, 1,701 sqft

Rural on 4.65 Acres

Alexander, Rural Bonnyville M.D., AB

Welcome to your beautiful acreage retreat! Conveniently located just off Highway 28 between Cold Lake and Bonnyville, this charming 4-bedroom, 1-bathroom home sits on 4.65 private acres perfect for those seeking peace, space, and affordability. The home features a fully renovated bathroom and a newly updated kitchen, combining modern style with country charm. Major upgrades provide peace of mind, including a new roof (2023), new septic system (2023), updated plumbing (2023), new water softener (2023), and a brand-new deck (2024). Ideal for enjoying serene sunsets or entertaining guests. Start your acreage lifestyle today without breaking the bank, this property offers space, privacy, and incredible value!

Built in 1958

### Essential Information

MLS® #	E4450222
Price	\$242,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,701
Acres	4.65
Year Built	1958



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	62023 Rr 435
Area	Rural Bonnyville M.D.
Subdivision	Alexander
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G6

### Amenities

Features	Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Plug-Ins, Storage-In-Suite
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 28th, 2025
Days on Market	4
Zoning	Zone 60

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Listing information last updated on August 1st, 2025 at 5:48pm MDT