

# \$485,000 - 45011 Twp Rd 610, Rural Bonnyville M.D.

MLS® #E4463003

**\$485,000**

3 Bedroom, 1.00 Bathroom, 3,699 sqft  
Rural on 83.27 Acres

None, Rural Bonnyville M.D., AB

Great potential on 83 acres, just 10 minutes from Bonnyville! With the right vision, this property offers endless possibilities. The existing home is not currently livable but could be transformed into a spacious ranch-style residence. The original home is approximately 1,500 sq. ft. with a finished basement, and an additional 2,200 sq. ft. of framed but unfinished space sits above a massive 6+ car garage. The impressive L-shaped barn and shop provide roughly 14,000 sq. ft. of space, including the option to develop office areas at the front. Featuring a durable metal roof, this structure has great potential with some TLC to serve as an excellent base for your business or hobby operation. Conveniently located just minutes from the Bonnyville Golf & Country Club and Vezeau Beach MD Campground. Adjoining 64 Acres with oil well lease may be negotiated for purchase with the purchase of this 83 Acres.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463003  |
| Price      | \$485,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,699                  |
| Acres          | 83.27                  |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45011 Twp Rd 610      |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2H6               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Treed Lot          |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 60            |

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