# \$340,000 - 63513 Rge Rd 471, Rural Bonnyville M.D.

MLS® #E4417459

## \$340,000

1 Bedroom, 1.00 Bathroom, 930 sqft Rural on 3.19 Acres

None, Rural Bonnyville M.D., AB

Let Nature Surround You! Two acreages for the price of one! Over 3 acres combined located just 1 1/2 miles from Manatokan Lake. Own a piece of history with this 1940s school converted to a year round home. Completely renovated throughout! This open concept living space includes solid wood kitchen cabinets, cozy wood stove, laminate flooring and laundry hookups. Raised living room has gas stove and large windows. 3 pc bath offers an oversized stand up shower. 40' X 50', 2013 shop is heated and includes a 16' overhead door, concrete floor, water/sewer, separate approach and driveway. Yard is partially fenced and includes 3 sheds and a treed, private RV parking area with power hook ups. Close to boating, fishing and easy commuting to oil activity. Invest Today!

Built in 1940

### **Essential Information**

MLS® # E4417459 Price \$340,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 930

Acres 3.19

Year Built 1940







Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 63513 Rge Rd 471

Area Rural Bonnyville M.D.

Subdivision None

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J6

## **Amenities**

Features Front Porch, Hot Water Tankless, Parking-Plug-Ins

## Interior

Heating Wood Stove, See Remarks, Natural Gas, Wood

Fireplace Yes

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Corner Lot, Landscaped, Treed Lot, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 7th, 2025

Days on Market 284

Zoning Zone 60

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Listing information last updated on October 18th, 2025 at 5:17am MDT