

\$169,900 - 5201 54 Avenue, Bonnyville Town

MLS® #E4427232

\$169,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Parcel 1: 2.27 +/- Acres, Parcel 2: 1.54 +/- Acres. This location offers great accessibility to Hwy 28 or Hwy 41, a real asset for any business and recent commercial development taking place in the adjacent areas. Serviced with municipal water & sewer, w/electricity & natural gas in easy access, Great opportunity for commercial condos Zoning C3 allows for a number of opportunities: -Automotive & Recreational Vehicle Sales and Service -Business Support Services -Commercial Buildings -Drive-In Food Services -Drive Through Vehicle Services -Eating and Drinking Establishments -Fleet Services -Fuel Dispensing Stations -General Retail -Hardware and/or Home Store -Hotels -Household Appliance Repair -Storage Facility Additional opportunities available for building + lease, or lease to own.

Built in 1980

Essential Information

MLS® #	E4427232
Price	\$169,900
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Land Commercial
Status	Active



Community Information

Address	5201 54 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2K3

Exterior

Exterior	Other
Construction	Other

Additional Information

Date Listed	March 24th, 2025
Days on Market	140
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 8:32pm MDT