



## Rural Bonnyville M.D. Alberta

\$485,000

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. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.kenhealey.ca/>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.