



## 46413 TwpRd 635A Rural Bonnyville M.D. AB

\$335,678

Just north of Iron River store and Iron River school sits this incredible acreage opportunity. Set privately amongst beautiful evergreens and cross fenced should you want that horse or two. A massive deck offers perfect meadow and sunrise views. The addition then welcomes you into a large entry featuring a classic wood stove. The 1998 manufactured home offers 4 bedrooms with 2 full bathroom. Large kitchen/pantry area open to dining and living areas. Main bedroom has a full ensuite bathroom. Outside features an oversized dirt floor shed, playground equipment, fire pit area, a heated pump house and an oversized garage/shop with in-floor heat and high ceilings. You don't have to break the bank to get it all in the heart of oilfield country!

Listing Presented By:



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