



## 62331 RGE RD 411A Rural Bonnyville M.D. AB

\$70,000

The perfect canvas for your new home on this expansive 2.13-acre corner lot in Legends Western Estates. Embrace the charm of country living, relishing the tranquility it offers, while still enjoying proximity to town amenities for your children's after-school activities. Conveniently located 4 km from the ski hill and French Bay, and a mere 12 km from the City of Cold Lake, this lot combines the best of rural and urban living. POWER & GAS are readily available at the property line, enhancing the ease of development. Seize this opportunity to create your haven in a picturesque setting that balances the peacefulness of the countryside with the conveniences of town living. GST may be applicable.

Listing Presented By:



Originally Listed by:  
RE/MAX Platinum Realty

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