



Rural Bonnyville M.D. Alberta

\$400,000

147-ACRE INVESTMENT & DEVELOPMENT OPPORTUNITY JUST 10 MINS FROM BONNYVILLE! This exceptional offering combines two distinct parcels for a total 147-acre footprint, providing a perfect blend of rural residential freedom & agricultural passive income. 83-ACRE parcel (ZONED RURAL RESIDENTIAL) Being sold for land value. Handy man special..or clear the existing to build your ultimate custom rural dream estate. Includes a massive, durable 14,000 sq. ft. L-shaped barn & shop with a metal roof--providing an unmatched foundation for a home business, extensive storage, or hobby operations with space to re-develop front offices. 64-ACRE PARCEL (ZONED AGRICULTURAL) This adjoining parcel expands your land footprint and features an active, income-producing multi-well pad lease with Canadian Natural Resources Limited. Enjoy reliable, long-term passive cash flow while protecting your rural lifestyle. Exceptional proximity to local amenities. Located just minutes from the Bonnyville Golf & Country Club. (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

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