

## \$40,000 - 47516 644 Twp Road, Rural Bonnyville M.D.

MLS® #E4455682

**\$40,000**

3 Bedroom, 1.00 Bathroom, 1,296 sqft

Rural on 4.83 Acres

Iron River, Rural Bonnyville M.D., AB

Nestled on 4.8 picturesque acres, cozy 3 bedroom/ 1 bath bungalow offers incredible potential for those with a vision. Whether you are looking to invest in a rewarding renovation project or start your own hobby farm here it is! Situated on partially cross fenced 4.83 acres. Located about 30 minutes from Bonnyville. Property is SOLD AS IS WHERE IS ON POSSESSION.

Built in 1980

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455682               |
| Price          | \$40,000               |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,296                  |
| Acres          | 4.83                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                       |
|---------|-----------------------|
| Address | 47516 644 Twp Road    |
| Area    | Rural Bonnyville M.D. |



|             |                       |
|-------------|-----------------------|
| Subdivision | Iron River            |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 2A0               |

### Amenities

|          |                                |
|----------|--------------------------------|
| Features | Hot Water Instant, See Remarks |
|----------|--------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Wood Stove, Propane, Wood |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood                                                               |
| Exterior Features | Fruit Trees/Shrubs, Private Setting, See Remarks, Partially Fenced |
| Construction      | Wood                                                               |
| Foundation        | See Remarks                                                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 75                  |
| Zoning         | Zone 60             |

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