

\$600,000 - 49321 Twp Rd 630, Rural Bonnyville M.D.

MLS® #E4462173

\$600,000

2 Bedroom, 2.00 Bathroom, 1,723 sqft

Rural on 13.74 Acres

None, Rural Bonnyville M.D., AB

This exceptional 13.7-acre self-reliant homestead offers a rare opportunity for sustainable, independent living with potential for commercial use as well. Featuring 1,650 sq. ft, the open-concept 2 Bedroom and 2 Bath home is built with year-round energy efficiency and a Blaze King wood stove capable of heating the entire home but convenience of having natural gas available to be hooked back up to the house easily. Completing the sustainable & rustic charm is newly updated decking and siding. The property features 4.7 acres surrounding the home, 4 acres of partially fenced pasture, and 5 acres of mature woodland. Highlights include: exceptional natural sand-filtered well water supply, a 30' x 75' high-tunnel greenhouse, a 16' x 24' cabin/workshop, garden shed, vintage coal house, wood shed and a 36' x 42' heated shop is fully wired for EV charging. The property has a gated driveway, partial fencing, and yard lighting for security and functionality. This home has been thoughtfully updated and is a must see!

Built in 1981

Essential Information

MLS® # E4462173

Price \$600,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,723
Acres	13.74
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49321 Twp Rd 630
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0

Amenities

Features	Crawl Space, Deck, Fire Pit, Front Porch, Insulation-Upgraded, No Smoking Home, R.V. Storage, Workshop, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Low Maintenance Landscape, Private Setting, Rolling Land, Sloping Lot, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed October 15th, 2025

Days on Market 32

Zoning Zone 60

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