

## **\$299,000 - 102 63310 Rge Rd 423, Rural Bonnyville M.D.**

---

MLS® #E4301244

**\$299,000**

Bedroom, Bathroom, 2,160 sqft

Office on 1.01 Acres

None, Rural Bonnyville M.D., AB

Prime location close to Cold Lake on an over 1 acre parcel. Property consists of a trailer that has been converted into office spaces. There is currently a reception area with 6 offices in the front of the building - with 4 offices currently rented out. There is a common kitchen/staff room and a bathroom as well. The back half of the building has been converted into a rooming house with 7 bedrooms, a kitchen, communal sitting area and a shared bathroom with shower. Continue to use it as it currently is, or make it your base of operation!



Built in 1975

### **Essential Information**

MLS® #	E4301244
Price	\$299,000
Square Footage	2,160
Acres	1.01
Year Built	1975
Type	Office

### **Community Information**

Address	102 63310 Rge Rd 423
Area	Bonnyville
Subdivision	None
City	Rural Bonnyville M.D.
Province	AB

Postal Code            T9M 1P2

**Exterior**

Construction           Wood Frame

**Additional Information**

Date Listed            June 22nd, 2022

Zoning                 RI

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on April 19th, 2024 at 8:16pm MDT