

\$750,000 - Nw 16 63 1 W4 Highway 55 West, Rural Bonnyville M.D.

MLS® #E4410876

\$750,000

0 Bedroom, 0.00 Bathroom,

Rural on 147.52 Acres

Riverhurst, Rural Bonnyville M.D., AB

Exceptional opportunity with this 147.5-acre parcel located right on Highway 55 West, boasting outstanding highway exposure and proximity to oil companies. Situated only minutes away from Cold Lake and 4 Wing Back Gate, this prime location experiences high traffic flow. The property features approximately 1500 ft. of Highway 55 frontage, making it an ideal spot for a future venture, whether country residential or industrial (subject to MD of Bonnyville approval).

Preliminary soil and groundwater conditions assessments have already been conducted on the property, providing valuable insights for potential development. Additionally, power is conveniently available at the property line, and gas within a close proximity. Seize this prime location to shape your future venture in a strategically positioned and promising area with excellent visibility and access. GST may be applicable.



Essential Information

| | |
|-----------|-----------|
| MLS® # | E4410876 |
| Price | \$750,000 |
| Bathrooms | 0.00 |
| Acres | 147.52 |

| | |
|----------|-----------------|
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | Nw 16 63 1 W4 Highway 55 West |
| Area | Rural Bonnyville M.D. |
| Subdivision | Riverhurst |
| City | Rural Bonnyville M.D. |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1P1 |

Exterior

| | |
|-------------------|-------------|
| Exterior Features | See Remarks |
|-------------------|-------------|

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 18th, 2024 |
| Days on Market | 267 |
| Zoning | Zone 60 |

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Listing information last updated on July 12th, 2025 at 3:17am MDT