

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

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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

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Listing information last updated on May 18th, 2024 at 12:02pm MDT