



GRASSROOTS
REALTY GROUP

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422 Range
Rural Bonnyville No. 87, M.D. of, Alberta

MLS # A2312590



\$350,000

Division: NONE

Lot Size: 157.00 Acres

Lot Feat: Creek/River/Stream/Pond

By Town: Bonnyville

LLD: 2-61-2-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

An exceptional opportunity to own a full quarter section offering the perfect balance of productivity, natural beauty, and future potential. Featuring approximately 65 acres of hay and perimeter grass, this versatile parcel provides excellent agricultural use while also offering an attractive setting for those seeking space and privacy. The balance of the land is comprised of a scenic water body, creating a unique landscape with beautiful views and abundant wildlife appeal. Power is conveniently located adjacent to the northwest corner, making this property an outstanding candidate for a future building site with excellent development potential. Ideally situated just one mile north of Highway 897 on Range Road 422, enjoy easy year-round access while maintaining the peace and serenity of country living. Whether you're expanding your land base, investing, or planning your dream country escape, this property offers endless possibilities.