

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

---

MLS® #E4301244

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 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 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1975      |
| Type       | Office    |
| Status     | Active    |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 102 63310 Rge Rd 423  |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |

|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T9M 1P2 |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2022 |
| Days on Market | 1158            |
| Zoning         | Zone 60         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 August 23rd, 2025 at 9:17pm MDT