

\$749,900 - 205 61501 41 Highway, Rural Bonnyville M.D.

MLS® #E4462396

\$749,900

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

This 1.5 ac industrial lot has a 2012 shop with a 5600 square foot shop is conveniently located in Aurora Borealis Industrial Park. Situated just 2 miles North of Bonnyville adjacent to airport, offers great accessibility to Hwy 41. The lot is already graveled & fenced. Main Shop is 60 x 80 with mezzanine with its own 3 p.c bathroom, and laundry set up and additional storage. Three 16' x 16' overhead doors and 18' ceilings with 80 foot deep bays. This shop has everything your operation could need; 3 phase power and 220 outlets inside and out. The office area has underslab heating throughout and consists of a large meeting room in the rear with exterior access, 3 piece bathroom, kitchenette, lunch room and a front office space that could also serve as reception.

Built in 2012

Essential Information

MLS® #	E4462396
Price	\$749,900
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Industrial
Status	Active



Community Information

Address	205 61501 41 Highway
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G6

Additional Information

Date Listed	October 15th, 2025
Days on Market	14
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 October 29th, 2025 at 3:47am MDT