

\$1,410,000 - 61304b Highway 41, Rural Bonnyville M.D.

MLS® #E4463157

\$1,410,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

Located approximately 1 km north of the Town of Bonnyville, AB along Hwy 41, this 9.64-acre industrial-zoned property offers a secure, gated entrance and a fully fenced perimeter for enhanced access control and visibility. The internal yard is gravelled and features a strong base designed to support heavy equipment and industrial use – a significant value-add for any operator or investor. The parcel includes a 9,600 sq ft structure (1,159 sq ft office + 8,441 sq ft shop) ready for redevelopment or repositioning. Situated in the Municipal District of Bonnyville No. 87, the site enjoys proximity to a regional industrial-service economy, skilled labour force, and excellent highway access via Hwy 41, making it well positioned for distribution, manufacturing, or service operations.



Built in 1979

Essential Information

MLS® #	E4463157
Price	\$1,410,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Industrial
Status	Active

Community Information

Address	61304b Highway 41
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H1

Exterior

Exterior	Steel Frame
Construction	Steel Frame

Additional Information

Date Listed	October 23rd, 2025
Days on Market	3
Zoning	Zone 60

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Listing information last updated on October 26th, 2025 at 5:17am MDT