

# **\$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 10:17am MDT