

\$120,750 - 3602 39 Avenue, Bonnyville

MLS® #A2249597

\$120,750

0 Bedroom, 0.00 Bathroom,
Land on 0.16 Acres

Bonnyville, Bonnyville, Alberta

Awesome location, great lot. This large 59' wide by 118' deep corner lot offers exceptional value. Located in beautiful Lakeview Estates, this lot is level, serviced, and features back-lane access. The neighborhood features extra-wide streets, access to lake shore park amenities and walking trails, all within walking distance to three schools. Act quickly to take advantage of the \$25,000 new home CONSTRUCTION INCENTIVE and 5-year new-build property TAX HOLIDAY offered by the Town of Bonnyville. Listing agent has an indirect interest in the property.

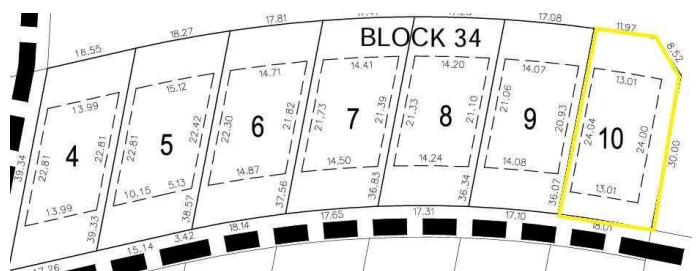


Essential Information

MLS® #	A2249597
Price	\$120,750
Bathrooms	0.00
Acres	0.16
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	3602 39 Avenue
Subdivision	Bonnyville
City	Bonnyville
County	Bonnyville No. 87, M.D. of
Province	Alberta
Postal Code	T9N 0E8



Amenities

Utilities High Speed Internet Available, Natural Gas at Lot Line, Cable Available, Electricity at Lot Line, Fiber Optics at Lot Line, Phone At Lot Line, Underground Utilities, Water At Lot Line

Exterior

Lot Description Back Lane, Corner Lot, Level

School Information

District Northern Lights School Division No. 69

Additional Information

Date Listed August 18th, 2025
Days on Market 32
Zoning R1

Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.