

Courtesy Of Petrina Tapscott Of Panache Realty Ltd.

\$189,000 - 6 45522 Twp Rd 593a, Rural Bonnyville M.D.

MLS® #E4400617

\$189,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 0.46 Acres

Southside Muriel Lake, Rural Bonnyville M.D.,
AB

Lakeside! This is an excellent choice for a first time homeowner but would also serve as a fantastic recreational or revenue property. Not only does it offer easy maintenance (no carpet!), 3 bedrooms and 2 bathrooms on close to half an acre, but you can SEE the waters of Muriel Lake through the trees! Sellers are offering a \$5,000 Decorating Allowance back to buyer on closing. Added bonus - a private path from the property leads you right to the lake. The acreage is surrounded by mature trees, features a winding driveway, a huge deck overlooking the generous backyard with fire pit area and a cute storage shed. Cistern and septic tank are 10,000 litres each, (filled/emptied every 3 months give or take), propane costs works out to around \$200 per month. Mortgage would be approx. \$1,000 per month. Proximity to Bonnyville is about 15 minutes on a paved highway but nature and recreation is just off your doorstep! Own it!

Built in 2002

Essential Information

MLS® # E4400617

Price \$189,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.46 |
| Year Built | 2002 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 6 45522 Twp Rd 593a |
| Area | Rural Bonnyville M.D. |
| Subdivision | Southside Muriel Lake |
| City | Rural Bonnyville M.D. |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 2J6 |

Amenities

| | |
|----------|------|
| Features | Deck |
|----------|------|

Interior

| | |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Propane |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Fruit Trees/Shrubs, Lake Access Property, Lake View, Private Setting, Treed Lot, Waterfront Property |
| Construction | Wood |
| Foundation | Piling |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 5th, 2024 |
| Days on Market | 358 |

Zoning

Zone 60

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Listing information last updated on July 28th, 2025 at 10:47pm MDT