

## **\$155,000 - 10 45302 Twp Rd 593a, Rural Bonnyville M.D.**

MLS® #E4440105

**\$155,000**

4 Bedroom, 0.50 Bathroom, 1,200 sqft

Rural on 0.47 Acres

None, Rural Bonnyville M.D., AB

Recreational Cabin Retreat. ALL ITEMS STAY. Escape to nature, this charming 1.5-storey cabin, nestled on a private treed half-acre lot on the south side of Muriel Lake, just 2.5 hours NE Edmonton & 25 minutes south of Bonnyville. Built in 1980, offers rustic charm with modern comforts including power, a cistern water system, holding septic tank, and outhouse. Heated with the wood stove or electric space heaters. Inside you'll find a open concept full kitchen-family room, 1 main floor bedroom, bathroom, 2 upper-level bedrooms, all set under a vaulted cedar-shiplap ceiling that enhances the cabin's cozy atmosphere. Enjoy the expansive deck, tiki bar & table, with views of lake & treeD enclosed yard where there is a fire pit, room for campers/RVs, perfect for hosting family & friends! The lake's waterline has receded over the years, creating a 100-ft beachy area! POTENTIAL! The cabin sits on concrete pilings with easy crawlspace access, making it ideal for future winterization and YEAR ROUND LIVING.

Built in 1980

### **Essential Information**

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Price \$155,000

Bedrooms 4



Bathrooms	0.50
Half Baths	1
Square Footage	1,200
Acres	0.47
Year Built	1980
Type	Rural
Sub-Type	Cottage
Style	1 and Half Storey
Status	Active

### Community Information

Address	10 45302 Twp Rd 593a
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Amenities

Features	Deck, Fire Pit, Hot Water Electric, Vaulted Ceiling
Parking Spaces	6

### Interior

Heating	Space Heater, Wood Stove, Electric, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Environmental Reserve, Lake Access Property, Private Setting, Recreation Use, Treed Lot, Waterfront Property
Lot Description	227'x 77'x227 x82' ft
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed June 3rd, 2025

Days on Market 21

Zoning Zone 60

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Listing information last updated on June 24th, 2025 at 1:32am MDT