

\$259,700 - 36 45522 Twp Rd 593a, Rural Bonnyville M.D.

MLS® #E4438575

\$259,700

5 Bedroom, 1.00 Bathroom, 1,119 sqft

Rural on 0.46 Acres

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

Serenity Now! Lakefront home on the south side of Muriel Lake. This affordable bungalow has country charm & can be used for year round living or as a quiet retreat. Open concept design features vaulted ceiling, knotty pine finishings & wall of windows for a great view. Cozy living room includes a gas stove & laminate flooring. Convenient kitchen offers plenty of cabinets, laundry & good sized dining area. 5 Bedrooms plus a 3 pc bath. .46 acres is nicely landscaped & offers an oversized wrap around deck with built in seating, sliding gate & natural gas hook up for BBQ. Beautiful firepit area with paver patio, powered outhouse, outdoor shower, RV hook ups, privacy fence on one side & mature trees. Single garage is heated with side stamped concrete patio. Trail going down to environmental reserve/ lake access, perfect for quadding, swimming & bird watching. Only 20 mins away from town of Bonnyville amenities. Your Summer Starts Here!

Built in 1996

Essential Information

MLS® # E4438575

Price \$259,700

Bedrooms 5



Bathrooms	1.00
Full Baths	1
Square Footage	1,119
Acres	0.46
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	36 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	Off Street Parking, Deck, Fire Pit, Front Porch, Hot Water Tankless, Patio, Vaulted Ceiling, Natural Gas BBQ Hookup
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Environmental Reserve, Lake Access Property, Lake View, Landscaped, Recreation Use, Waterfront Property, See Remarks, Partially Fenced
Construction	Wood
Foundation	Piling

Additional Information

Date Listed	May 26th, 2025
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Days on Market 22

Zoning Zone 60

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Listing information last updated on June 17th, 2025 at 4:17am MDT