# \$65,900 - 6 45302 Twp Rd 593a, Rural Bonnyville M.D.

MLS® #E4440271

#### \$65,900

1 Bedroom, 0.00 Bathroom, 440 sqft Rural on 0.49 Acres

None, Rural Bonnyville M.D., AB

Run away to this cutesy little piece of nature's 'cabin in the woods' with just enough amenities that you're not that remote - but you feel like it! This 400 sq ft space is built on a concrete slab with 40 amp power, kitchen, family room, large bedroom and an outhouse (no bathroom). Heated with the wood stove and electric space heaters. The cistern has the water pump to serve the kitchen & shower shed (summer useable only). Wood framed with a deck, exterior tin & roof, complete with eavestrough & down spouts. Open shed functions to keep items 'out of site' and dry from the weather. Tower can be used for cell phone booster or internet WAN/hub. The receded water from the lake has left with plenty of sandy beach and extensive recreation trails: quadding, hiking, horse rides, biking, etc. The lake is very clean, non-outboard boats are excellent here. Yard is cleared with perimeter trees left giving privacy and wind break. Just 2.5 hrs from Edmt or 25m south of Bonnyville. Pack up and start the care . . .

Built in 1980

#### **Essential Information**

MLS® # E4440271 Price \$65,900

Lease Rate \$32







Bedrooms 1

Bathrooms 0.00

Square Footage 440

Acres 0.49

Year Built 1980

Type Rural

Sub-Type Cottage

Style Bungalow

Status Active

## **Community Information**

Address 6 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, See Remarks

#### Interior

Heating Wood Stove, Electric, Wood

Fireplace Yes

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property

Lot Description 227 x 85 x 227 x 105 ft

Construction Wood Foundation Slab

#### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 137

### Zoning Zone 60

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