

Courtesy Of Petrina Tapscott Of Panache Realty Ltd.

\$177,000 - 45522 Twp Rd 593a, Rural Bonnyville M.D.

MLS® #E4451806

\$177,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 0.46 Acres

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

Lakeside! Lakeview! 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! 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 (or less!) per month. Proximity to Bonnyville is about 20 minutes on a paved highway but nature and recreation is just off your doorstep. This property is fully functional for all year round living - live at the lake!

Built in 2002

Essential Information

MLS® # E4451806

Price \$177,000

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	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
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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 7th, 2025
Days on Market	14

Zoning

Zone 60

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Listing information last updated on August 21st, 2025 at 6:17am MDT