

## **\$499,999 - 59317 Rge Rd 45, Rural Bonnyville M.D.**

MLS® #E4454641

**\$499,999**

3 Bedroom, 3.00 Bathroom, 1,651 sqft

Rural on 0.95 Acres

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

**LAKEFRONT ACREAGE!!** This stunning custom cedar home with metal roofing offers exceptional outdoor living with an oversized triple detached garage, heated workshop, and elegant paved roundabout driveway. The meticulously maintained yard features a fire pit area and vegetable garden, while direct beach access provides immediate enjoyment of lake life! The main floor welcomes you with a large, bright kitchen centered around a large eat-at island, complementing the dining room that opens onto a massive new deck extending the full length of the house. The cozy living room showcases soaring cathedral ceilings, an impressive window package flooding the space with natural light, and a two-way gas fireplace that adds warmth & ambiance. The entire upper level serves as your private primary suite sanctuary, complete with ensuite bathroom and walk-in closet. Downstairs is wide open family space with a wood pellet stove, new flooring and a knotty pine ceiling.

Built in 1998

### **Essential Information**

MLS® # E4454641

Price \$499,999

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,651
Acres	0.95
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	59317 Rge Rd 45
Area	Rural Bonnyville M.D.
Subdivision	Southside Muriel Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J2

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Not Fenced, Vegetable Garden, Waterfront Property
Construction	Wood
Foundation	Preserved Wood

**Additional Information**

Date Listed            August 25th, 2025  
Days on Market      1  
Zoning                Zone 60

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