

\$189,000 - 6 45522 Twp Rd 593a, Rural Bonnyville M.D.

MLS® #E4400617

\$189,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 0.46 Acres

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

Lakeside! Private! Affordable! Adorable! This property 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 per month. Proximity to Bonnyville is about 15 minutes on a paved highway but nature and recreation is just off your doorstep!

Built in 2002

Essential Information

MLS® #	E4400617
Price	\$189,000
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	6 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
----------	------

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 5th, 2024
Days on Market	327
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 28th, 2025 at 4:32am MDT