

## **\$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
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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 5th, 2024
Days on Market	315
Zoning	Zone 60

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