

# **\$549,900 - #36 45320 Twp Rd 593a, Rural Bonnyville M.D.**

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MLS® #E4435547

**\$549,900**

3 Bedroom, 1.50 Bathroom, 1,912 sqft

Rural on 0.52 Acres

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

Looking for the relaxed, peaceful life? Looking for your retirement home, or a home for your family to grow into? This is a property for you. Located on the Southside of Muriel lake, this beautiful lake front property features 3 bedroom, large master bedroom that is joined to the main 5 pc bathroom. Bright kitchen with lots of cabinet space, dining area facing the lake and open to the living room with a wood burning fireplace. Walk into the 4 season room located off the living room facing the lake overlooking the landscaped yard featuring a deck and fire pit area. There is a loft space great for a home office. The basement is unfinished, ready to be the space you need. Let's not forget the attached garage, and the detached double garage. Paved driveway, mature tree's, what more could you ask for?

Built in 1987

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4435547  |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,912                  |
| Acres          | 0.52                   |
| Year Built     | 1987                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #36 45320 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, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 5  |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Hillside, Landscaped, Paved Lane, Sloping Lot, Treed Lot, Waterfront Property |
| Construction      | Wood  |
| Foundation        | Preserved Wood  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 17            |

## Zoning

## Zone 60

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Listing information last updated on May 25th, 2025 at 7:02am MDT