

## **\$199,900 - 44 45320 Twp Rd 593a, Rural Bonnyville M.D.**

MLS® #E4436783

**\$199,900**

3 Bedroom, 1.00 Bathroom, 1,200 sqft

Rural on 0.60 Acres

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

Get Away From The Everyday! Paradise for all ages. Located on the south side of Muriel Lake, this lakefront, three season cottage is private, peaceful and is ready to enjoy! Open concept design offers 3 bedrooms, full bath and laundry hook ups. Quaint kitchen includes appliances, dining with sliding doors that lead onto the front deck and living room offers cottage pine finishings and a wood stove keeping those cooler nights warm and cozy! Relax on the oversized 2 tier wrap around deck with beautiful Lakeview, ideal for mid-day basking. Nestled on .60 acres and nicely landscaped with mature trees, fire pits, bunk house, sheds and environmental reserve that offers an open play area down to the water's edge. Fully serviced with septic holding tank, cistern, power and propane. Sandy beaches, quadding trails, swimming & water sports. Your Weekend Escape!

Built in 1981

### **Essential Information**

MLS® #	E4436783
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,200
Acres	0.60
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	44 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
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### Interior

Heating	Forced Air-1, Wood Stove, Propane, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Lake View, Landscaped, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter, Piling

### Additional Information

Date Listed	May 12th, 2025
Days on Market	36
Zoning	Zone 60

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