

## **\$389,000 - 36 45428 Twp Rd 593a, Rural Bonnyville M.D.**

MLS® #E4435714

**\$389,000**

4 Bedroom, 1.00 Bathroom, 1,544 sqft

Rural on 0.42 Acres

Muriel Lake, Rural Bonnyville M.D., AB

Private and Peaceful Lake Living! Welcome to this charming 1.5-storey Cape Cod-style home at Muriel Lake. White wood finishings create a fresh, airy atmosphere that complements the easygoing, coastal-inspired character. Modern kitchen with ample cupboards, glass display cabinets, eat at island and spacious dining. Cozy living room features a vaulted ceiling, stone-faced wood fireplace and access to a lake-facing covered deck. Main floor includes 2 good sized bedrooms, 4 pc bath and laundry. Upper level offers a bright rec/ flex room and 2 large additional bedrooms. 36' X 24' heated garage has double front parking and a rear workshop bay. .41 acres is beautifully landscaped with mature trees, gravel parking, flower beds, paver stone firepit area and lake access. Huge open environmental reserve to enjoy! Sandy beaches, quadding trails, swimming & water sports... Vacation at home in your own back yard!

Built in 1994

### **Essential Information**

MLS® #	E4435714
Price	\$389,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,544
Acres	0.42
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	36 45428 Twp Rd 593a
Area	Rural Bonnyville M.D.
Subdivision	Muriel Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Crawl Space, Deck, Fire Pit, Front Porch, Patio, Vaulted Ceiling, Natural Gas BBQ Hookup
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Waterfront Property, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	45
Zoning	Zone 60

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Listing information last updated on June 23rd, 2025 at 2:17pm MDT