

# \$519,000 - 59317 Rge Rd 454 Hn 10, Rural Bonnyville M.D.

MLS® #E4419475

**\$519,000**

3 Bedroom, 3.00 Bathroom, 1,651 sqft  
Rural on 0.95 Acres

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

**\*\*LAKEFRONT HOUSE AND ACREAGE!\*\***

This BEAUTIFUL custom built cedar home with metal roofing, is just a stone's throw to the beach on Muriel Lake! The MAIN FLOOR features a dreamy kitchen with a large eat at island, fresh paint throughout, dining room with doors leading to a MASSIVE NEW deck that extends the full length of the house, huge living room with a 2 way gas fireplace, stunning cathedral ceilings, an expansive wall of windows, bright laundry room, 3pc BTHRM & 2 BDRMS. The whole UPPER level(296sq feet) is the primary suite with a 3pc ensuite & walk-in closet. The fully finished BASEMENT features new vinyl floors, knotty pine ceiling, a pellet stove, a large family room, 3pc BTHRM & office space(potential space for 4th bdrm). Exterior has a TRIPLE detached garage, a single detached heated garage, round about paved driveway, fire pit area, veg. garden & DIRECT ACCESS TO THE BEACH!! If you want to have a beautiful home ON THE LAKE this is it!

Built in 1998

## Essential Information

MLS® # E4419475



Price	\$519,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,651
Acres	0.95
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	59317 Rge Rd 454 Hn 10
Area	Rural Bonnyville M.D.
Subdivision	Southside Muriel Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J2

### Amenities

Features	Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Parking-Extra, Secured Parking, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Fruit Trees/Shrubs, Lake Access Property, Lake View, Low Maintenance Landscape, Not Fenced, Vegetable Garden, Waterfront Property, See Remarks

Construction	Wood
Foundation	Preserved Wood

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	44
Zoning	Zone 60

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Listing information last updated on March 13th, 2025 at 3:32pm MDT