

# **\$125,000 - 31 59318 Rge Rd 454, Rural Bonnyville M.D.**

MLS® #E4441226

**\$125,000**

3 Bedroom, 0.50 Bathroom, 864 sqft

Rural on 0.94 Acres

None, Rural Bonnyville M.D., AB

Cabin built in 1980 on double lot with upgrades through out the years, pride in ownership shines here!! ALL FURNITURE & ITEMS ARE INCLUDED. 3 bdrms, bathroom (no toilet), family & dining room, & alley kitchen. And just look at that wrap around deck with view to the lake (access just around the corner). Upgrades: Shingles 2022, some Windows, doors, IKEA cabinets & counter tops, deck boards replaced in angled layout, electric hot water tank, wood stove, air conditioner (vented direct outside). Water pressure system pumps from the 4 tanks (3000 gallons). Outhouse has metal container that gets vacuumed out. Cabin grey water is french tank drain system. Panel is 60 amp powering cabin, outhouse and all sheds. NG service at the road. It's a cabin . . but can be a house! GREAT EASY POTENTIAL TO WINTERIZE THIS PROPERTY TO YEAR ROUND LIVING. Well built on concrete & metal pilings.

Built in 1980

## **Essential Information**

MLS® #	E4441226
Price	\$125,000
Bedrooms	3
Bathrooms	0.50



Half Baths	1
Square Footage	864
Acres	0.94
Year Built	1980
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	31 59318 Rge Rd 454
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Amenities

Features	Deck, Dog Run-Fenced In, Fire Pit, Hot Water Electric, Vinyl Windows, Workshop
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### Interior

Heating	Space Heater, Wood Stove, Electric, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Hillside, Lake View, Landscaped, Not Fenced, Recreation Use, Treed Lot
Lot Description	178'x105'x191'x115'
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	June 8th, 2025
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Days on Market 29

Zoning Zone 60

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