

\$499,999 - 59317 Rge Rd 45, Rural Bonnyville M.D.

MLS® #E4454641

\$499,999

3 Bedroom, 3.00 Bathroom, 1,651 sqft

Rural on 0.95 Acres

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

LAKEFRONT ACREAGE!! This stunning custom cedar home with metal roofing offers exceptional outdoor living with an oversized triple detached garage, heated workshop, and elegant paved roundabout driveway. The meticulously maintained yard features a fire pit area and vegetable garden, while direct beach access provides immediate enjoyment of lake life! The main floor welcomes you with a large, bright kitchen centered around a large eat-at island, complementing the dining room that opens onto a massive new deck extending the full length of the house. The cozy living room showcases soaring cathedral ceilings, an impressive window package flooding the space with natural light, and a two-way gas fireplace that adds warmth & ambiance. The entire upper level serves as your private primary suite sanctuary, complete with ensuite bathroom and walk-in closet. Downstairs is wide open family space with a wood pellet stove, new flooring and a knotty pine ceiling.

Built in 1998

Essential Information

MLS® # E4454641

Price \$499,999

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 45
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, Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
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, Landscaped, Low Maintenance Landscape, Not Fenced, Vegetable Garden, Waterfront Property
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed August 25th, 2025
Days on Market 69
Zoning Zone 60

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Listing information last updated on November 2nd, 2025 at 7:02pm MST