

\$72,900 - 6 45302 Twp Rd 593a, Rural Bonnyville M.D.

MLS® #E4440271

\$72,900

1 Bedroom, 0.00 Bathroom, 440 sqft

Rural on 0.49 Acres

None, Rural Bonnyville M.D., AB

Run away to this cutesy little piece of nature's 'cabin in the woods' with just enough amenities that you're not that remote - but you feel like it! This 400 sq ft space is built on a concrete slab with 40 amp power, kitchen, family room, large bedroom and an outhouse (no bathroom). Heated with the wood stove and electric space heaters. The cistern has the water pump to serve the kitchen & shower shed (summer useable only). Wood framed with a deck, exterior tin & roof, complete with eavestrough & down spouts. Open shed functions to keep items 'out of site' and dry from the weather. Tower can be used for cell phone booster or internet WAN/hub. The receded water from the lake has left with plenty of sandy beach and extensive recreation trails: quadding, hiking, horse rides, biking, etc. The lake is very clean, non-outboard boats are excellent here. Yard is cleared with perimeter trees left giving privacy and wind break. Just 2.5 hrs from Edmt or 25m south of Bonnyville. Pack up and start the care . . .

Built in 1980

Essential Information

MLS® #	E4440271
Price	\$72,900
Bedrooms	1



Bathrooms	0.00
Square Footage	440
Acres	0.49
Year Built	1980
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

Community Information

Address	6 45302 Twp Rd 593a
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

Amenities

Features	Deck, Fire Pit, See Remarks
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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	Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property
Lot Description	227 x 85 x 227 x 105 ft
Construction	Wood
Foundation	Slab

Additional Information

Date Listed	June 3rd, 2025
Days on Market	33
Zoning	Zone 60

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Listing information last updated on July 6th, 2025 at 4:17pm MDT