

\$294,900 - 4316 45 Avenue, Bonnyville Town

MLS® #E4388141

\$294,900

4 Bedroom, 2.50 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Inviting family home that exudes warmth and comfort! Bright and airy living room with hardwood floors. Charming kitchen with glass display cabinets and large dining area has sliding door that leads to the back deck, providing an ideal spot for outdoor relaxation. 4 bedrooms + 3 baths including a convenient half bath off the back entrance with direct access to the primary bedroom. Basement is fully developed with newer vinyl plank flooring, creating a modern and comfortable retreat with spacious rec room, cozy wood stove, laundry area and plenty of storage space. Upgrades throughout the years include main level paint, kitchen/ dining flooring, trim, shingles & HE furnace. Fenced and landscaped yard, complete with fruit trees, concrete sidewalks and a detached double garage. Paved parking off back alley ensures ample space for vehicles and guests. Perfect Place to Call Home!

Built in 1977

Essential Information

| | |
|------------|-----------|
| MLS® # | E4388141 |
| Price | \$294,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,092 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4316 45 Avenue |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 1X2 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Off Street Parking, Deck |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Woodstove |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Composition |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Composition |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 15th, 2024

Days on Market 366

Zoning Zone 60

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