Courtesy Of Iris P Scherger Of RE/MAX Bonnyville Realty

$300,000 - 305 4110 43 Avenue, Bonnyville Town

MLS® #E4435204

$300,000
2 Bedroom, 2.00 Bathroom, 1,233 sqft
Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Maintenance free condo living that is safe & easy to make your home: Zero steps building, from ground level indoor parking & elevator to your suite. In-floor heat with no carpets, durable vinyl plank flooring. East balcony, itâ€™s the view to the park & premier neighborhood thatâ€™s of no other in town. This building is new modern constructed with the latest engineered code & extra fire barrier & sound proofing to create a quiet safe living space. Open concept featuring a gourmet kitchen & island, SS appliances, air conditioner & LED light fixtures. Huge laundry/storage room. Master bedroom features those 7' windows, walk-in closet & 4 pc ensuite. Quality individual HRV ventilation system, fire code compliant, water sprinkler system, safety stair escape access & secure main entrance with buzzer. Maybe now is a time to make a move . . . to condo community living. Price incl 1 parking stall, 1 storage & 1 mail box. Fees incl heat, water, & garbage, & maintenance. Estoppel docs available.

Built in 2015

Essential Information

MLS® #	E4435204
Price	$300,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,233
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	305 4110 43 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1S8

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x12", HRV System
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco

Exterior Features	Back Lane, Backs Onto Park/Trees, Level Land, Playground Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	34
Zoning	Zone 60
Condo Fee	$537

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