

## \$279,900 - 4706 45 Street, Bonnyville Town

MLS® #E4443529

**\$279,900**

5 Bedroom, 2.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

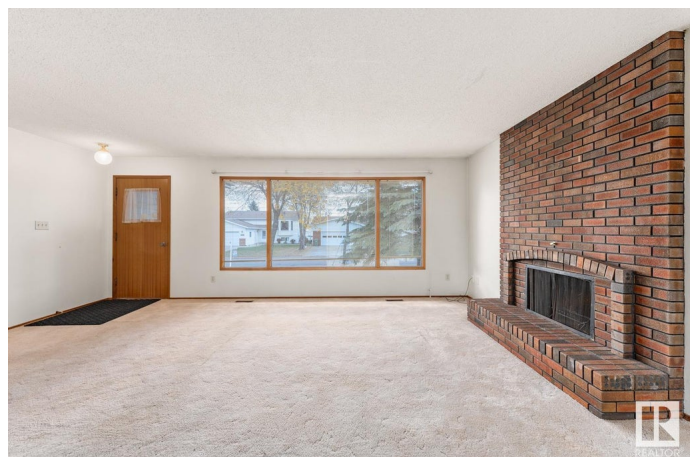
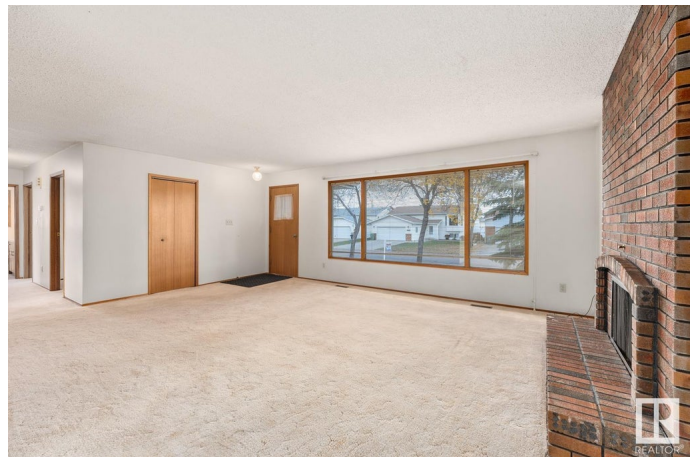
Bonnyville, Bonnyville Town, AB

Welcome to your new home! This charming bungalow is nestled in a wonderful neighborhood that's perfect for family living. Comfortable main floor plan featuring a warm & inviting living room with wood feature wall & brick-faced wood fireplace, perfect for cozy evenings. Charming & bright kitchen offers potential for customization & separate formal dining. 5 bedrooms & 2 bathrooms, ensuring plenty of space for everyone. Full basement has been thoughtfully developed & includes a second kitchen, rec room, laundry facilities, an office, ample storage space & cold room. Over the years, the property has seen various upgrades, including some flooring, shingles, hot water tank, high-efficiency furnace & siding. Huge lot is partially fenced & landscaped with mature tree, flower beds, extra parking off back alley & a detached double garage with newer roll-up doors & a concrete front driveway. Great location close to elementary school, swimming pool, parks & shopping. Convenience & Comfort.

Built in 1973

### Essential Information

MLS® #	E4443529
Price	\$279,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4706 45 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1H1

### **Amenities**

Amenities	Bar, Guest Suite, Wet Bar
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        9  
Zoning                    Zone 60

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