

\$489,000 - 3810 45 Avenue, Bonnyville Town

MLS® #E4443693

\$489,000

4 Bedroom, 3.50 Bathroom, 2,313 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Ready to impress! This two-story home boasting 2313 square feet of thoughtfully designed living space is a must see. Step into a grand entrance featuring a stunning staircase, vaulted ceilings, and beautiful hardwood flooring. The kitchen showcases beautiful maple cabinetry, a convenient eat-at island, and a practical walk-through pantry. Entertain guests in the cozy living room centered around a gorgeous stone-surrounded gas fireplace, or enjoy outdoor living on the large maintenance-free deck and spacious concrete patio. With 4 bedrooms and 4 bathrooms, including a primary bedroom with walk-in closet and luxurious ensuite featuring a jetted tub and tiled shower, comfort abounds. The second-level bonus room offers additional private living space, while the fully finished basement includes a large bedroom, three-piece bath, and ample storage. Outside, find an immaculately landscaped, fully fenced yard with a storage shed and double attached garage!

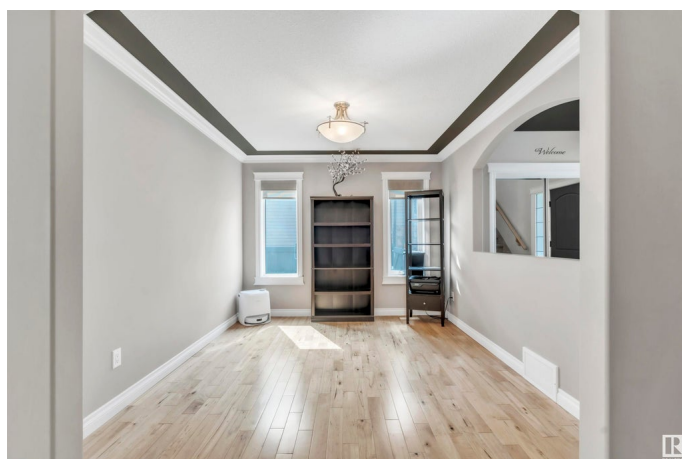
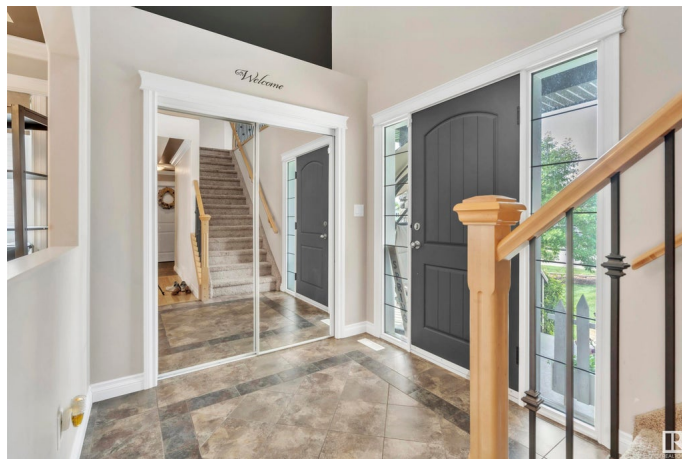
Built in 2009

Essential Information

MLS® # E4443693

Price \$489,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,313 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3810 45 Avenue |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 0A8 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Front Porch, Patio, Vaulted Ceiling, Vinyl Windows |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 5 |
| Zoning | Zone 60 |

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Listing information last updated on June 26th, 2025 at 12:47am MDT