

## \$414,900 - 4115 40 Avenue, Bonnyville Town

MLS® #E4453761

**\$414,900**

4 Bedroom, 3.00 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Comfort, Space & Convenience Await!  
Bi-level, ideally located in a family-friendly neighborhood! Step inside to find an inviting living room featuring hardwood floors. Functional kitchen offers plenty of oak cabinetry, eat-at counter, corner pantry, BI desk & glass display cabinets. Spacious dining area & main floor laundry. Back door leads to a screened-in deck w/ enclosed storage underneath. 4 bdrms & 3 baths including a luxurious primary suite w/ 2 WI closets, sauna, tiled shower & heated tile flooring. Fully developed basement has large rec room w/ BI shelving, pot lights, cozy wood/coal stove & plenty of storage space. Recent upgrades include attic insulation, shingles & water lines. Double heated att. garage, RV parking w/ 30-amp plug-in & a nicely landscaped, fenced yard w/ stamped concrete patio, perennial gardens, greenhouse & 2- 15' gates w/ back alley access. Located just steps from Lakeshore Drive's scenic walking & biking trails splash park & community green space. Home Designed for Living!

Built in 1988

### Essential Information

MLS® # E4453761

Price \$414,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4115 40 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1T9

### Amenities

Amenities	Closet Organizers, Deck, Parking-Plug-Ins, Patio, R.V. Storage
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 19th, 2025
Days on Market	3
Zoning	Zone 60

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Listing information last updated on August 22nd, 2025 at 7:17am MDT