

## \$219,900 - #102 4112 40 Street, Bonnyville Town

MLS® #E4411214

**\$219,900**

3 Bedroom, 1.50 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Discover the perfect blend of functionality and charm in this bright bilevel duplex, a new listing that promises both comfort and potential income. With 3 bedrooms, including a spacious primary bedroom, and 2 bathrooms, the open floor plan ensures every inch feels welcoming and expansive. Ideal for those starting their homeownership journey or the savvy investor, this duplex is a stone's throw from essential amenities. Schools, parks, a library, and swimming pool are all conveniently close, enhancing daily life with ease and educational opportunities. The partially developed basement boasts a large family room and an additional bathroom, perfect for family gatherings or a dedicated entertainment space. This duplex isn't just a place to live, it's a smart step towards the future of possibilities!

Built in 2001

### Essential Information

MLS® #	E4411214
Price	\$219,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,056



Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	#102 4112 40 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2G6

### Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 22nd, 2024
Days on Market	179
Zoning	Zone 60

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