

\$269,900 - 4727 45 Avenue, Bonnyville Town

MLS® #E4423466

\$269,900

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Stop Waiting and Start Living! This well designed bungalow combines charm and comfort, with numerous upgrades over the years. Main floor features a bright living room, a modernized kitchen with ample cupboard space and good-sized dining area. With 4 bedrooms and 2 bathrooms, including a primary with hardwood floors, this home offers plenty of room for everyone! The fully developed basement includes a cozy rec room with laminate flooring, a wet bar/kitchenette, an office, laundry and tons of storage. Recent upgrades within the past 5 years include basement flooring, front living room window and main sewer line. The large landscaped yard is partially fenced and features mature trees, raspberry bushes, rhubarb, raised garden beds, a concrete patio, back alley access and a single detached garage with concrete driveway. Located in a family-friendly neighborhood near Lakeshore Drive walking/biking trails, parks, hospital and schools. The Price Is Right!

Built in 1962

Essential Information

MLS® # E4423466

Price \$269,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,080 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4727 45 Avenue |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 1M7 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Patio, Wet Bar |
| Parking | Front Drive Access, Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Landscaped, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | February 25th, 2025 |
|-------------|---------------------|

Days on Market 55

Zoning Zone 60

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