

## \$214,900 - 4701 49 Street, Bonnyville Town

MLS® #E4429742

### \$214,900

3 Bedroom, 2.00 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Bursting with potential, this charming 1.5 story "Cape Cod" home offers curb appeal, ideal for first time buyer's, renovators, or landlords.

Featuring a remodeled main floor, bathroom, with new flooring, custom kitchen, windows, a commercial water tank, shingles, and a new porch. Spacious kitchen and dining area, 2 bedrooms, and a large bonus room. The basement, with a private entrance, is framed for 2 additional bedrooms, a den, living room and kitchen, has a 4 pc. bath and ready for your finishing touches. Set on a large fenced lot, perfect for future garage development, this property is within walking distance of downtown, schools, hospital, recreational facilities and parks. Invest today!!!!

Built in 1930

### Essential Information

MLS® #	E4429742
Price	\$214,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.00
Year Built	1930
Type	Single Family



Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4701 49 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1B5

### Amenities

Amenities	Deck
Parking	No Garage

### Interior

Appliances	Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 8th, 2025
Days on Market	12
Zoning	Zone 60

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