

\$399,900 - 4006 41 Avenue, Bonnyville Town

MLS® #E4404642

\$399,900

4 Bedroom, 3.00 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Fabulous 4 level split in a great neighbourhood! Terrific floor plan w/ upgrades throughout the years! Spacious front living room & formal dining features engineered hardwood flooring & vaulted ceiling.

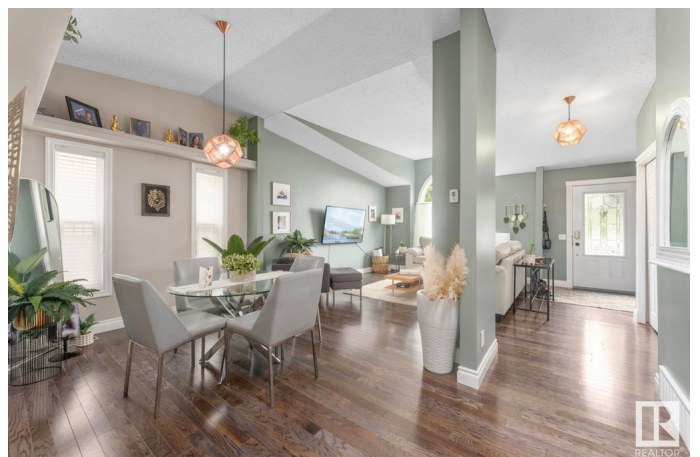
Refurbished kitchen has plenty of cabinetry, eat at counter, pantry & BI wine rack. Dining nook has door to insulated sunroom that can be used year round w/ wall gas heater. 4 bedrooms & 3 bathrooms including a primary suite w/ 3 pc ensuite & WI closet. Lower level family room features cozy gas fireplace, laundry area & access to heated attached double garage. Basement is developed w/ rec room, office & ample storage. Recent upgrades include furnace (2023), basement vinyl plank flooring & paint. Enjoy the extras: A/C & Central Vac! Amazing fenced yard w/ mature landscaping, deck w/ gas hook up for BBQ, Gazebo w/ hot tub, fire pit, sheds, concrete pad for parking & gate for alley access. Located close to lakeshore drive walking/ biking trails, parks & schools. Family Friendly!

Built in 1985

Essential Information

MLS® # E4404642

Price \$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,304
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4006 41 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1T3

Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Front Porch, Gazebo, Hot Tub, Sunroom, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	August 31st, 2024
Days on Market	243
Zoning	Zone 60

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Listing information last updated on May 1st, 2025 at 11:32am MDT