

## **\$304,900 - 4002 45 Avenue, Bonnyville Town**

MLS® #E4417967

**\$304,900**

5 Bedroom, 2.50 Bathroom, 1,126 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Family Friendly! Spacious 1126 sq. ft. bi-level conveniently located on a large lot in a quiet neighborhood close to schools. The main floor features a bright front living room with large windows which opens up to the newly renovated kitchen which has plenty of cabinets and new stainless steel appliances. Enjoy family dinners in the large dining area or have morning coffee out to the back deck. This home features 5 bedrooms and 3 baths with great sized master bedroom with a 2 pc en-suite. The basement is fully developed with huge rec room and a cozy fireplace. The yard is fully fenced, very private and landscaped with fruit trees a storage shed. The back alley gives access to a huge 26' x 24' double detached garage. Other key notes are upstairs windows are new, newer furnace, newer appliances and shingles recently replaced. Make this your new home today!!

Built in 1980

### **Essential Information**

MLS® #	E4417967
Price	\$304,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,126
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4002 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1J4

### Amenities

Amenities	Air Conditioner, Deck, Sauna; Swirlpool; Steam
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Preserved Wood

### Additional Information

Date Listed January 13th, 2025

Days on Market 108

Zoning Zone 60

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Listing information last updated on May 1st, 2025 at 6:32pm MDT