

## \$324,900 - 4124 40 Avenue, Bonnyville Town

MLS® #E4431645

**\$324,900**

5 Bedroom, 3.00 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Looking for a place to call home? When you walk into this home, you are welcomed with the high vaulted ceilings, lots of natural light. The large living room features a large north facing window and a fireplace. The updated kitchen has ample cabinets for storage with lots of counter space with vaulted ceiling's. The dining area grants access through the patio doors to a covered deck, and fenced back yard with a RV parking pad. The master bedroom has a 3pc ensuite and large closet. The lower level has a large family room, 2 large bedrooms and a 3 pc bathrooms, and a small kitchen area for the extended family to come and stay. The attached garage is a nice finishing touch to your new home. Located close to the splash park, walking trails, parks.

Built in 1987

### Essential Information

MLS® #	E4431645
Price	\$324,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.00
Year Built	1987



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4124 40 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1S4

### Amenities

Amenities	Deck, R.V. Storage, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	14
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:03pm MDT