# \$276,000 - 203 4110 43 Avenue, Bonnyville Town

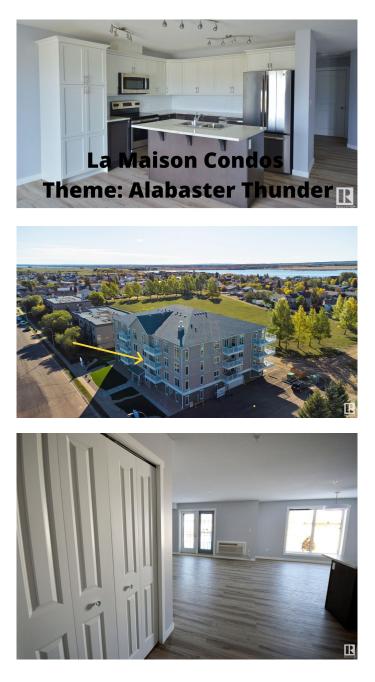
MLS® #E4436013

#### \$276,000

2 Bedroom, 2.00 Bathroom, 1,226 sqft Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Suite #203 Imagine NO STAIRS anywhere starting from the warm parkade, up the elevator to your brand new breathtaking Condo HOME. This Condominium building is like no other in town, boasting only 18 units, 6 per floor each equipped with extra sound proofing to create a quiet and respectful environment. All the bells and whistles have been taken care of for you. Starting with in-floor heat, air conditioning, a large primary bedroom and vinyl plank flooring. The gourmet kitchen will be the centre of attention with an impressive island and stainless-steel appliances. Each unit has a large balcony with natural gas hook-up. Safety & security was given top priority with a high performance HRV Ventilation system in every suite and hallway, fire code compliant sprinklers and escape stair access. The Condo fees include heat, water, building maintenance, reserve fund. Price includes; titles parking stall, storage unit, mailbox, home warranty policy.



Built in 2015

#### **Essential Information**

MLS® #	E4436013
Price	\$276,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,226
Acres	0.00
Year Built	2015
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	203 4110 43 Avenue	
Area	Bonnyville Town	
Subdivision	Bonnyville	
City	Bonnyville Town	
County	ALBERTA	
Province	AB	
Postal Code	T9N 1S8	
Amenities		
Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x12", HRV System	
Parking Spaces	1	
Parking	Parkade	
Interior		
Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric	
Heating	In Floor Heat System, Natural Gas	
# of Stories	4	
Stories	1	
Has Basement	Yes	
Basement	None, No Basement	
Exterior		
Exterior	Wood, Stucco	
Exterior Features	Back Lane, Backs Onto Park/Trees, Landscaped, Low Maintenance	

Landscape, Park/Reserve, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	85
Zoning	Zone 60
Condo Fee	\$533

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Listing information last updated on August 5th, 2025 at 2:47pm MDT