

\$314,000 - 4705 45 Avenue, Bonnyville Town

MLS® #E4438439

\$314,000

4 Bedroom, 2.00 Bathroom, 768 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Discover this meticulously renovated 1960's gem, completely transformed from the bones up with thoughtful modern touches throughout. Featuring 4 bedrooms and 2 bathrooms, this residence showcases beautiful hardwood floors, custom cabinetry, and new windows that blend vintage charm with contemporary comfort. The fully finished basement provides additional living space for family activities or guest accommodation. The double detached garage built in 1993 is heated and insulated, complete with custom cabinetry to keep everything organized. Perfectly positioned in a friendly Bonnyville neighborhood, you'll enjoy proximity to schools, parks, and main street! The partially fenced yard offers outdoor enjoyment while the nearby Jessie Lake, library, and pool provide endless recreation options. This labor of love has been reimagined for today's lifestyle without sacrificing the character that makes it special.

Built in 1964

Essential Information

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|------------|-----------|
| MLS® # | E4438439 |
| Price | \$314,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 768 |
| Acres | 0.00 |
| Year Built | 1964 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4705 45 Avenue |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 1N1 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Dog Run-Fenced In, Front Porch, Parking-Extra, Vinyl Windows |
| Parking | Double Garage Detached, Heated, Insulated |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Stucco, Vinyl |
| Exterior Features | Flat Site, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Concrete, Stucco, Vinyl |
| Foundation | Wood |

Additional Information

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|-------------|----------------|
| Date Listed | May 24th, 2025 |
|-------------|----------------|

Days on Market 24

Zoning Zone 60

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