

\$399,900 - 3814 45 Avenue, Bonnyville Town

MLS® #E4453613

\$399,900

3 Bedroom, 3.00 Bathroom, 1,257 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This 1257 sq ft modified bi-level features an open concept with vaulted ceilings and spacious living room with bay window. Fabulous kitchen offers plenty of cupboard space, walk-in pantry and center island. Garden door off generous dining area leads onto a 12'x16' deck. The 3 bedrooms are a great size, 1 of which is a lovely master suite with a walk-in closet and a full 4-pc ensuite bathroom. The partially finished basement features a large rec area, 4th bedroom, and a 4-pc bath! The home also includes a 22'x24' attached garage.

Built in 2013

Essential Information

MLS® #	E4453613
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,257
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



Community Information

Address	3814 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0A9

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Level Land, Playground Nearby, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 18th, 2025
Days on Market	71
Zoning	Zone 60

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Listing information last updated on October 28th, 2025 at 9:02am MDT