

## \$349,000 - 4308 44 Street, Bonnyville Town

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MLS® #E4461386

**\$349,000**

4 Bedroom, 2.00 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Zero carpet â€” zero steps! This extensively updated 1978 bungalow, built on a slab with a partial basement offers an impressive main floor living area of roughly 1,400 square feet and 500 sq ft below. The home features vented slab heating and presents an open-concept layout, enhanced by a modern kitchen renovation completed in 2015 creating a flowing living space with patio French doors leading to the huge backyard. There is a double attached garage as well as a detached single garage situated within a large pie-shaped lot, providing ample parking , kids & pet play space and storage options. New shingles 2024, and upgrades throughout the years. Nice hardwood and tile flooring -all essential amenities are conveniently located on one level. 3 bedrooms, 2 bathrooms, including main floor laundry adjacent to a two-piece bathroom, and heated garage right there at the back entry, making this home accessible and practical for all lifestyles. Everybody loves a sunroom and back concrete pad has power run for hottub.

Built in 1978

### Essential Information

MLS® # E4461386

Price \$349,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$12                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,426                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4308 44 Street  |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1R9         |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | See Remarks                    |
| Parking Spaces | 8                              |
| Parking        | Double Garage Attached, Heated |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Partial, Finished                                                |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced |
| Lot Description   | 143'x40'x126'x32'x21'x75'     |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 60           |

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Listing information last updated on October 27th, 2025 at 4:17am MDT