\$374,900 - 4408 49 Avenue, Bonnyville Town

MLS® #E4405057

\$374,900

10 Bedroom, 4.00 Bathroom, 1,944 sqft Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Investor Alert! This side by side duplex with basement suites offers a great income property or live in one unit and rent out the others! Upgraded throughout the years and features common area storage. Upper units include 3 bedrooms and 1 bath with front deck access. Basement units include 2 bedrooms and 1 bath. All appliances included and in-suite laundry. Yard is landscaped and has plenty of parking off back alley. Close to shopping, schools & parks. Rental Revenue Ready!!

Built in 1976

Essential Information

MLS® # E4405057 Price \$374,900

Bedrooms 10
Bathrooms 4.00
Full Baths 4

Square Footage 1,944
Acres 0.00
Year Built 1976

Type Single Family

Sub-Type Duplex Side By Side

Style Bi-Level Status Active







Community Information

Address 4408 49 Avenue
Area Bonnyville Town

Subdivision Bonnyville

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 1G9

Amenities

Amenities Off Street Parking, Deck

Parking No Garage, See Remarks

Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-2, Natural Gas

Stories 2 Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Landscaped, Picnic Area, Playground Nearby, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 2nd, 2024

Days on Market 307

Zoning Zone 60

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Listing information last updated on July 6th, 2025 at 7:32am MDT