

## \$499,950 - 3810 45 Avenue, Bonnyville Town

MLS® #E4427220

**\$499,950**

4 Bedroom, 3.50 Bathroom, 2,313 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Elegance and Style! This 2313 sq ft, 2 storey is sure to impress! This home features a grand entrance with lovely staircase, vaulted ceilings, ceramic tile and hardwood flooring. Beautiful natural maple cabinetry in kitchen, eat at island and so convenient walk-through pantry. Dining area patio door leads onto a large deck with no maintenance railings and decking as well as a huge concrete patio! Gorgeous stone surround gas fireplace in the cozy living room great for entertaining and formal dining or den. 4 bedrooms and 4 baths including a master with walk in closet and a 4 pc ensuite with jetted tub & 5' tiled shower. Second level bonus room provides a separate and additional private living space. The fully finished basement has a large rec room, 3 piece bath and plenty of storage. Immaculate yard is beautifully landscaped and fully fenced with shed for additional storage. Double attached garage and extra wide driveway provides plenty of space for parking. A simply sensational house to call home!

Built in 2009

### Essential Information

MLS® # E4427220

Price \$499,950

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,313
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3810 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0A8

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Vaulted Ceiling, Wall Unit-Built-In
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground

	Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	56
Zoning	Zone 60

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Listing information last updated on May 18th, 2025 at 11:02pm MDT