

## \$279,900 - 4502 40 Street, Bonnyville Town

MLS® #E4428508

**\$279,900**

6 Bedroom, 3.00 Bathroom, 1,566 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Welcome to this Bright and Spacious Home with Endless Potential! This thoughtfully designed home offers three bedrooms on the main floor, including a primary suite with an ensuite bathroom, and a second full bathroom. The spacious kitchen connects seamlessly to a cozy dining area, formal dining room, and bright living room—perfect for gatherings and relaxation. The fully finished basement offers incredible versatility, featuring three additional bedrooms, a 4-piece bathroom, and a convenient kitchenette. Large windows throughout both levels bathe the home in natural light, creating an inviting atmosphere. With ample storage, two furnaces, plenty of on-site parking, and a front driveway for added practicality, this home has everything you need. Move in and enjoy it as-is or renovate to reflect your own personal style. Nestled in a wonderful neighborhood filled with mature trees and schools within walking distance, it's a location that truly stands out.

Built in 1972

### Essential Information

MLS® #	E4428508
Price	\$279,900
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,566
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	4502 40 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1J4

### Amenities

Amenities	Deck
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Modular, Vinyl
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Treed Lot
Roof	Asphalt Shingles
Construction	Modular, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 31st, 2025

Days on Market 95

Zoning Zone 60

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Listing information last updated on July 4th, 2025 at 5:47am MDT