

\$349,000 - #102 4120 40 St, Bonnyville Town

MLS® #E4430786

\$349,000

5 Bedroom, 3.00 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Discover this charming half duplex offering the perfect blend of space and comfort! The upper level welcomes you with generous living areas featuring a practical kitchen island, three roomy bedrooms, convenient laundry facilities, a full bathroom, and an ensuite. Enjoy morning coffee on your private deck accessible from the primary bedroom. Downstairs reveals a lovely kitchen setup, two additional spacious bedrooms, another full bathroom, and an ample laundry room. Step outside to a fully fenced yard and dedicated parking spaces. The location couldn't be better—nestled near Caouette Park, quality schools, and the serene walking trails of Jessie Lake. Whether you're seeking a comfortable family home or a savvy investment opportunity, this property delivers! Live in one suite while your tenant helps with the mortgage—a win-win situation that smart homebuyers won't want to miss. Your search for the perfect property ends here!

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4430786 |
| Price | \$349,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|---------------|
| Square Footage | 1,170 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | #102 4120 40 St |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 2H5 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Deck, Parking-Extra, Vinyl Windows |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| 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, Corner Lot, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 14th, 2025

Days on Market 83

Zoning Zone 60

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Listing information last updated on July 6th, 2025 at 1:32pm MDT