

## \$389,900 - 4001 46 Street, Bonnyville Town

MLS® #E4432513

**\$389,900**

8 Bedroom, 4.00 Bathroom, 2,000 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

What an opportunity! This 1987, 4 bed, 2 bath (per side) duplex is renovated and ready to go! With updated kitchens, updated flooring, doors and trim throughout, finished basements with huge family rooms, storage rooms, and laundry set up. Comfortably live in one side and rent out the other, or rent both. Close to Jessie lake walking trails and backs on to a local park. Plenty of parking on site as well. Currently both sides are rented.

Built in 1987

### Essential Information

MLS® #	E4432513
Price	\$389,900
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,000
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address 4001 46 Street



Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1R2

### Amenities

Amenities	Deck, Hot Water Natural Gas
Parking	Rear Drive Access

### Interior

Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	74
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 6:47am MDT