\$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 175

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 9:02pm MDT