

## \$300,000 - 305 4110 43 Avenue, Bonnyville Town

MLS® #E4435204

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Maintenance free condo living that is safe & easy to make your home: Zero steps building, from ground level indoor parking & elevator to your suite. In-floor heat with no carpets, durable vinyl plank flooring. East balcony, itâ€™s the view to the park & premier neighborhood thatâ€™s of no other in town. This building is new modern constructed with the latest engineered code & extra fire barrier & sound proofing to create a quiet safe living space. Open concept featuring a gourmet kitchen & island, SS appliances, air conditioner & LED light fixtures. Huge laundry/storage room. Master bedroom features those 7' windows, walk-in closet & 4 pc ensuite. Quality individual HRV ventilation system, fire code compliant, water sprinkler system, safety stair escape access & secure main entrance with buzzer. Maybe now is a time to make a move . . . to condo community living. Price incl 1 parking stall, 1 storage & 1 mail box. Fees incl heat, water, & garbage, & maintenance. Estoppel docs available.

Built in 2015

### Essential Information

MLS® #	E4435204
Price	\$300,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,233
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 4110 43 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1S8

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x12", HRV System		
Parking Spaces	1		
Parking	Parkade		

### Interior

Interior Features	ensuite bathroom		
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric		
Heating	In Floor Heat System, Natural Gas		
# of Stories	4		
Stories	1		
Has Basement	Yes		
Basement	None, No Basement		

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Backs Onto Park/Trees, Level Land, Playground Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	130
Zoning	Zone 60
Condo Fee	\$537

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Listing information last updated on September 15th, 2025 at 8:47pm MDT