

## \$300,000 - 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     | 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 |
|----------|--------------|

|                   |  |
|-------------------|--|
| 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 | 38            |
| Zoning         | Zone 60       |
| Condo Fee      | \$537         |

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Listing information last updated on June 15th, 2025 at 7:17pm MDT