

\$249,900 - 4404 44 Ave, Bonnyville Town

MLS® #E4435227

\$249,900

3 Bedroom, 1.50 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Step into this delightful home where classic charm meets endless possibilities. With 1140 sq ft of living space, its an affordable starter home with room for the whole family. There are 3 finished bedrooms upstairs with a 4 piece bath and a 2 piece ensuite. The kitchen has ample cabinetry and is ready for your personal touch. The dining room has direct access through garden doors to the back deck and private backyard with lots of room for the kids to run and play. Imagine summer gatherings in your own backyard and cozy winter evenings by the wood fireplace. The basement is undeveloped and can be completed to your own personal style. There is plenty of room for parking and for storing your RV on the concrete parking pad along the side of the house or on the gravel pad in the back yard. Unlock the potential and create lasting memories in this wonderful home! Upgrades to the the home include: in 2020-new vinyl plank flooring and in 2014-new windows upstairs, siding and shingles.

Built in 1977

Essential Information

MLS® # E4435227

Price \$249,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,146 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4404 44 Ave |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 1W9 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Off Street Parking, Deck |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025

Days on Market 59

Zoning Zone 60

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Listing information last updated on July 6th, 2025 at 5:02am MDT