

# \$276,000 - 4110 43 Avenue, Bonnyville Town

MLS® #E4436013

**\$276,000**

2 Bedroom, 2.00 Bathroom, 1,226 sqft  
Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Suite #203 Imagine NO STAIRS anywhere starting from the warm parkade, up the elevator to your brand new breathtaking Condo HOME. This Condominium building is like no other in town, boasting only 18 units, 6 per floor each equipped with extra sound proofing to create a quiet and respectful environment. All the bells and whistles have been taken care of for you. Starting with in-floor heat, air conditioning, a large primary bedroom and vinyl plank flooring. The gourmet kitchen will be the centre of attention with an impressive island and stainless-steel appliances. Each unit has a large balcony with natural gas hook-up. Safety & security was given top priority with a high performance HRV Ventilation system in every suite and hallway, fire code compliant sprinklers and escape stair access. The Condo fees include heat, water, building maintenance, reserve fund. Price includes; titles parking stall, storage unit, mailbox, home warranty policy.



Built in 2015

## Essential Information

MLS® #	E4436013
Price	\$276,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,226
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 Conditioning-Central, 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, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	34
Zoning	Zone 60
Condo Fee	\$533

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Listing information last updated on June 15th, 2025 at 8:02am MDT