

\$269,000 - 4612 45 Ave, Bonnyville Town

MLS® #E4436019

\$269,000

4 Bedroom, 2.50 Bathroom, 1,592 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This spacious character home offers the ideal layout for a growing family or those looking for their forever home. Backing onto a park and nestled in a quiet neighborhood, this property features a large attached garage, a welcoming front entrance, and a sunken living room with vaulted ceilings and a cozy fireplace. The formal dining area connects to a generous kitchen with ample storage and prep space—perfect for everyday meals or family gatherings. The main floor also includes a convenient laundry room and three well-sized bedrooms. The primary suite features patio doors that open onto a large deck and fully fenced backyard—an ideal setting to BBQ, entertain, or simply relax while watching the kids play at the park just beyond. Downstairs, you’ll find a spacious family room with plenty of potential. With a few personal touches and updates, this home can truly shine.

Built in 1979

Essential Information

MLS® #	E4436019
Price	\$269,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,592
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4612 45 Ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9A 1J9

Amenities

Amenities	Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 12th, 2025

Days on Market 34

Zoning Zone 60

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Listing information last updated on June 15th, 2025 at 4:32am MDT