

## \$257,000 - 105 4110 43 Avenue, Bonnyville Town

MLS® #E4436147

**\$257,000**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Imagine NO STAIRS starting from the warm parkade, up the elevator to your brand new breathtaking Condo home. This Condominium building boasts only 18 units, 6 per floor each equipped with extra sound/fire 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 durable vinyl plank flooring. The gourmet kitchen will be the centre of attention with an impressive island and stainless-steel appliances. Each unit has an extra large balcony (this one is covered) with natural gas hook-up and lots of room set up patio furniture & BBQ. Safety and security was given top priority with a high performance HRV Ventilation system in every suite and hallway, surveillance cameras, fire code compliant sprinklers and escape stair access. The Condo fees include heat, water, garbage, building/yard maintenance, reserve fund.



Built in 2015

### Essential Information

MLS® #	E4436147
Price	\$257,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	105 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
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, Low Maintenance Landscape, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	84
Zoning	Zone 60
Condo Fee	\$525

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 6:47am MDT