

## \$269,000 - 4729 44 Avenue, Bonnyville Town

MLS® #E4439132

**\$269,000**

6 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

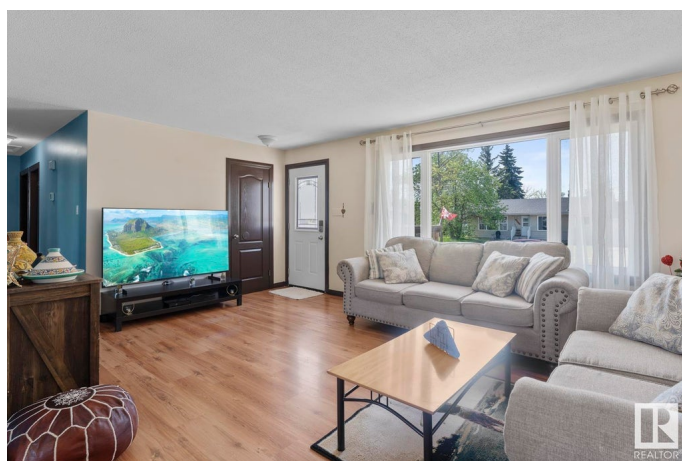
Bonnyville, Bonnyville Town, AB

Discover this charming 6-bedroom home in a mature area of Bonnyville. The main level offers 3 bedrooms, a large bright living room, kitchen & dining room. Off the kitchen is the backdoor that leads to a spacious deck, sizeable backyard & fire pit for outdoor gatherings, entertainment & relaxation. There are 2 sheds, fruit trees, a sliding gate & is fully fenced. The finished basement has a large living space, 3-bedrooms, 4pc bath & laundry room. Upgrades include new shingles(2021), doors, siding, deck, furnace & hot water tank & basement flooring. This property offers the perfect balance between peaceful living & yet great accessibility to amenities. Great home in a great area.

Built in 1967

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4439132      |
| Price          | \$269,000     |
| Bedrooms       | 6             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,056         |
| Acres          | 0.00          |
| Year Built     | 1967          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4729 44 Avenue  |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1N6         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Deck, Fire Pit, Hot Water Natural Gas, R.V. Storage, Vinyl Windows |
| Parking   | Front/Rear Drive Access   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Freestanding   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 60        |

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Listing information last updated on June 8th, 2025 at 9:17pm MDT