

## \$284,900 - 5424 52 Avenue, Bonnyville Town

MLS® #E4442156

**\$284,900**

4 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Clean, solid and well maintained home on a beautifully landscaped lot in Bonnyville. A true gem! Enormous kitchen with great sight lines to the dining room and living room. 3 season sunroom off the dining room via sliding doors, an ideal place to start those seedlings, sip coffee or safely sleep out under the stars! Three bedrooms, bathroom & laundry on main floor. Finished basement offers a fourth bedroom, 3 pc bathroom, large utility room with sump pump (no issues here!), rec room with counter and sink giving potential for bar, kitchenette or 2nd laundry area. Detached heated single garage with PAVED driveway, shed, picket fence and chain link fence with RV gate. Generous backyard features a pond, fruit & berry trees, rhubarb, perennials, and room for any size of garden you want! Located in a quiet and friendly crescent with easy access to Hwy's 41 & 28. Many upgrades over the years include windows, furnace, hot water tank & much more. You will appreciate the comforts offered in this affordable home!

Built in 1985

### Essential Information

MLS® # E4442156

Price \$284,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5424 52 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2A1

### Amenities

Amenities	Bar, Deck, Sunroom
Parking	Heated, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 17

Zoning Zone 60

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Listing information last updated on June 29th, 2025 at 12:32pm MDT