

\$279,900 - 4706 45 Street, Bonnyville Town

MLS® #E4443529

\$279,900

5 Bedroom, 2.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

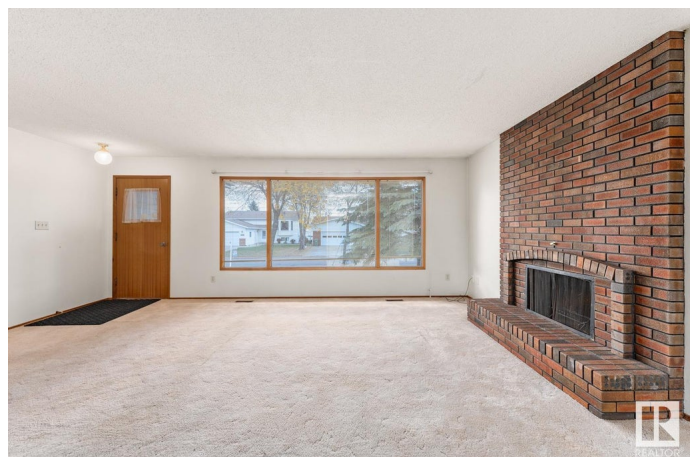
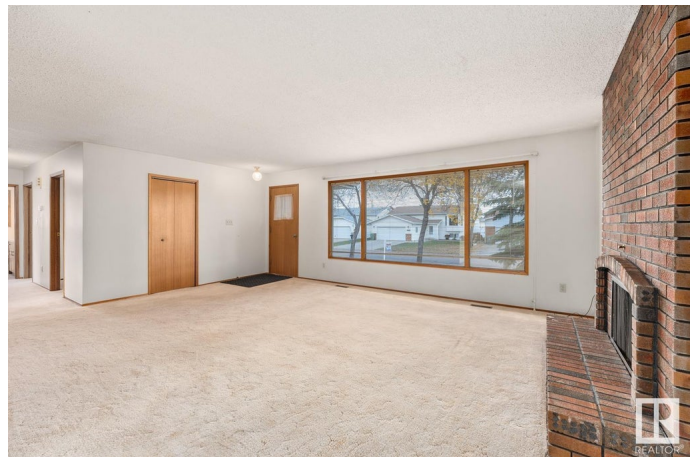
Bonnyville, Bonnyville Town, AB

Welcome to your new home! This charming bungalow is nestled in a wonderful neighborhood that's perfect for family living. Comfortable main floor plan featuring a warm & inviting living room with wood feature wall & brick-faced wood fireplace, perfect for cozy evenings. Charming & bright kitchen offers potential for customization & separate formal dining. 5 bedrooms & 2 bathrooms, ensuring plenty of space for everyone. Full basement has been thoughtfully developed & includes a second kitchen, rec room, laundry facilities, an office, ample storage space & cold room. Over the years, the property has seen various upgrades, including some flooring, shingles, hot water tank, high-efficiency furnace & siding. Huge lot is partially fenced & landscaped with mature tree, flower beds, extra parking off back alley & a detached double garage with newer roll-up doors & a concrete front driveway. Great location close to elementary school, swimming pool, parks & shopping. Convenience & Comfort.

Built in 1973

Essential Information

| | |
|----------|-----------|
| MLS® # | E4443529 |
| Price | \$279,900 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,219 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4706 45 Street |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 1H1 |

Amenities

| | |
|-----------|--|
| Amenities | Bar, Guest Suite, Wet Bar |
| Parking | Double Garage Detached, Front Drive Access |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

Date Listed June 19th, 2025
Days on Market 16
Zoning Zone 60

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