

Courtesy Of Gina Lapointe Of Panache Realty Ltd.

## \$489,000 - 3810 45 Avenue, Bonnyville Town

MLS® #E4443693

### \$489,000

4 Bedroom, 3.50 Bathroom, 2,313 sqft  
Single Family on 0.00 Acres

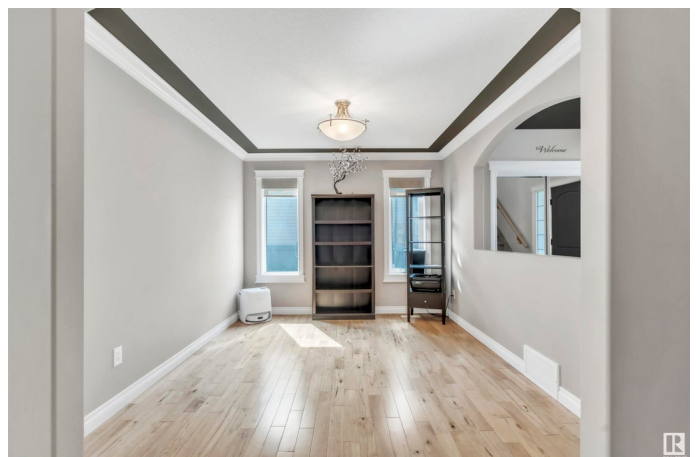
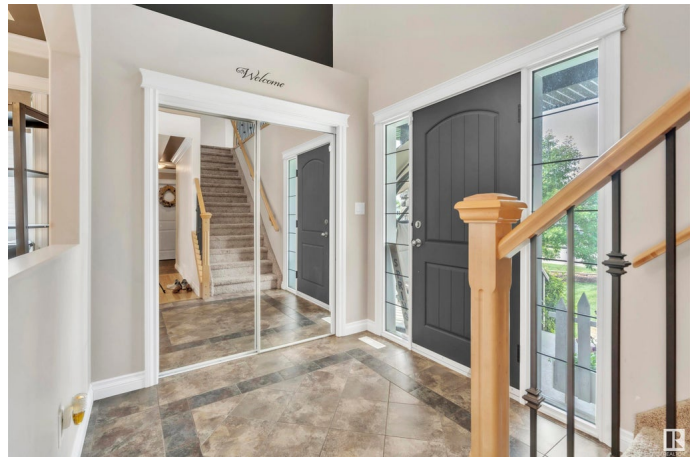
Bonnyville, Bonnyville Town, AB

Ready to impress! This two-story home boasting 2313 square feet of thoughtfully designed living space is a must see. Step into a grand entrance featuring a stunning staircase, vaulted ceilings, and beautiful hardwood flooring. The kitchen showcases beautiful maple cabinetry, a convenient eat-at island, and a practical walk-through pantry. Entertain guests in the cozy living room centered around a gorgeous stone-surrounded gas fireplace, or enjoy outdoor living on the large maintenance-free deck and spacious concrete patio. With 4 bedrooms and 4 bathrooms, including a primary bedroom with walk-in closet and luxurious ensuite featuring a jetted tub and tiled shower, comfort abounds. The second-level bonus room offers additional private living space, while the fully finished basement includes a large bedroom, three-piece bath, and ample storage. Outside, find an immaculately landscaped, fully fenced yard with a storage shed and double attached garage!

Built in 2009

### Essential Information

MLS® #	E4443693
Price	\$489,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,313
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3810 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0A8

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, Patio, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            June 21st, 2025

Days on Market      3

Zoning                Zone 60

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 June 24th, 2025 at 8:47am MDT