

## \$279,900 - 4406 47 Ave, Bonnyville Town

MLS® #E4445460

**\$279,900**

4 Bedroom, 2.50 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

All on one level, this spacious 1976 bungalow, in the heart of the Town of Bonnyville with second kitchen in lower level. This home has many recent upgrades including neutral paint and vinyl plank flooring throughout the main floor that has 3 bedrooms, 1 bath and a 2 piece ensuite. The living room is grand with a big picture window to allow plenty of sun to shine on in. Back entry has laundry and the basement has extra cabinets, sink, second laundry, den/media room, storage, guest room with a full bathroom (possible in law suite). There is now new front steps, a high efficiency furnace (2015), hot water tank replaced (2018) most windows updated. The shingles replaced on the house (2019) & garage (2017). This is an oversized lot (165'x58') with a paved side & back lane giving great versatility & extra parking. Double garage is concrete shell with 1 overhead door to paved apron at back lane. The Bush Park is across the street and all amenities are in walking distance: schools, shopping, parks and hospital.

Built in 1976

### Essential Information

MLS® #	E4445460
Price	\$279,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4406 47 Ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1H3

### Amenities

Amenities	See Remarks
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Composition
Exterior Features	Back Lane, Corner Lot, Landscaped, Level Land, Paved Lane, Playground Nearby, Shopping Nearby, Partially Fenced
Lot Description	58'X165'

Roof	Asphalt Shingles
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	Zone 60

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Listing information last updated on July 5th, 2025 at 5:17am MDT