# \$389,900 - 5201 51 Street, Bonnyville Town

MLS® #E4446076

## \$389,900

6 Bedroom, 3.00 Bathroom, 1,200 sqft Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Excellent investment property! This 2011 up/down duplex has two totally independent units, each approximately 1200 square feet. Each floor features 3 bedrooms, 1 bathroom and 1/2 bath ensuite, a large kitchen and dining area, and a good size, bright living room. Conveniently, each unit includes all appliances, laundry and separate mechanical systems/meters. The gravelled yard is no-fuss and provides plenty of space for parking. This is a great, updated property with easy access to local amenities. Historically, it has easily attracted good quality, long term tenants. Current rental income is \$2700/ month. Purchase as a rental property or live in one unit and rent out the other for a mortgage helper. Rental Revenue Ready!!

Built in 2011

### **Essential Information**

MLS® # E4446076 Price \$389,900

Bedrooms 6

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 1,200

Acres 0.00







Year Built 2011

Type Single Family

Sub-Type Duplex Up And Down

Style Bungalow Status Active

## **Community Information**

Address 5201 51 Street
Area Bonnyville Town

Subdivision Bonnyville

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 2G5

## **Amenities**

Amenities Off Street Parking, Deck, Guest Suite, Walkout Basement

Parking Spaces 4

Parking Front/Rear Drive Access

### Interior

Interior Features ensuite bathroom

Appliances Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Corner Lot, Flat Site, Landscaped, Low Maintenance

Landscape, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 105

Zoning Zone 60

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