

## \$294,900 - 4316 45 Avenue, Bonnyville Town

MLS® #E4388141

**\$294,900**

4 Bedroom, 2.50 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Inviting family home that exudes warmth and comfort! Bright and airy living room with hardwood floors. Charming kitchen with glass display cabinets and large dining area has sliding door that leads to the back deck, providing an ideal spot for outdoor relaxation. 4 bedrooms + 3 baths including a convenient half bath off the back entrance with direct access to the primary bedroom. Basement is fully developed with newer vinyl plank flooring, creating a modern and comfortable retreat with spacious rec room, cozy wood stove, laundry area and plenty of storage space. Upgrades throughout the years include main level paint, kitchen/ dining flooring, trim, shingles & HE furnace. Fenced and landscaped yard, complete with fruit trees, concrete sidewalks and a detached double garage. Paved parking off back alley ensures ample space for vehicles and guests. Perfect Place to Call Home!

Built in 1977

### Essential Information

MLS® #	E4388141
Price	\$294,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4316 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1X2

### **Amenities**

Amenities	Off Street Parking, Deck
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Composition
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 15th, 2024

Days on Market 397

Zoning Zone 60

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