

## **\$399,900 - 4006 41 Avenue, Bonnyville Town**

MLS® #E4404642

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Fabulous 4 level split in a great neighbourhood! Terrific floor plan w/ upgrades throughout the years! Spacious front living room & formal dining features engineered hardwood flooring & vaulted ceiling.

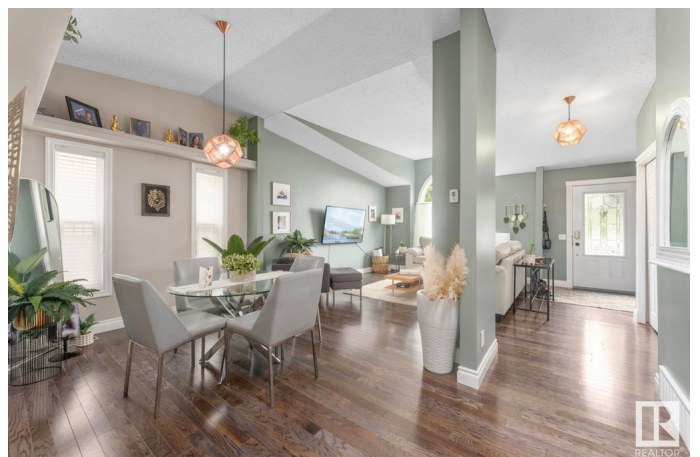
Refurbished kitchen has plenty of cabinetry, eat at counter, pantry & BI wine rack. Dining nook has door to insulated sunroom that can be used year round w/ wall gas heater. 4 bedrooms & 3 bathrooms including a primary suite w/ 3 pc ensuite & WI closet. Lower level family room features cozy gas fireplace, laundry area & access to heated attached double garage. Basement is developed w/ rec room, office & ample storage. Recent upgrades include furnace (2023), basement vinyl plank flooring & paint. Enjoy the extras: A/C & Central Vac! Amazing fenced yard w/ mature landscaping, deck w/ gas hook up for BBQ, Gazebo w/ hot tub, fire pit, sheds, concrete pad for parking & gate for alley access. Located close to lakeshore drive walking/ biking trails, parks & schools. Family Friendly!

Built in 1985

### **Essential Information**

MLS® # E4404642

Price \$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,304
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4006 41 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1T3

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Front Porch, Gazebo, Hot Tub, Sunroom, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 31st, 2024
Days on Market	243
Zoning	Zone 60

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Listing information last updated on May 1st, 2025 at 4:47pm MDT