

\$499,950 - 3810 45 Avenue, Bonnyville Town

MLS® #E4427220

\$499,950

4 Bedroom, 3.50 Bathroom, 2,313 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Elegance and Style! This 2313 sq ft, 2 storey is sure to impress! This home features a grand entrance with lovely staircase, vaulted ceilings, ceramic tile and hardwood flooring. Beautiful natural maple cabinetry in kitchen, eat at island and so convenient walk-through pantry. Dining area patio door leads onto a large deck with no maintenance railings and decking as well as a huge concrete patio! Gorgeous stone surround gas fireplace in the cozy living room great for entertaining and formal dining or den. 4 bedrooms and 4 baths including a master with walk in closet and a 4 pc ensuite with jetted tub & 5' tiled shower. Second level bonus room provides a separate and additional private living space. The fully finished basement has a large rec room, 3 piece bath and plenty of storage. Immaculate yard is beautifully landscaped and fully fenced with shed for additional storage. Double attached garage and extra wide driveway provides plenty of space for parking. A simply sensational house to call home!

Built in 2009

Essential Information

MLS® # E4427220

Price \$499,950

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, Vaulted Ceiling, Wall Unit-Built-In |
| Parking | Double Garage Attached, Front Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, 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 | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground |

| | |
|--------------|--------------------|
| | Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 43 |
| Zoning | Zone 60 |

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Listing information last updated on May 6th, 2025 at 9:17am MDT