

\$299,500 - 4306 41 Avenue, Bonnyville Town

MLS® #E4440692

\$299,500

2 Bedroom, 3.00 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This beautifully finished 4-level split offers 1,359 sq ft of character and comfort throughout. Step into a spacious entryway that opens into a bright, functional main floor featuring a generous living room, a skylit kitchen, and patio doors that lead to a covered back deck – perfect for entertaining. Upstairs, you’ll find a luxurious main bathroom with a Jacuzzi tub, two bedrooms plus an office/den, and a spacious master bedroom complete with a 3-piece ensuite. The lower level offers a cozy rec room with a wet bar, a charming stone fireplace, and a relaxing sauna – the ideal retreat after a long day. The basement is partially finished and includes rough-ins for two additional dens, a laundry area, and utility/storage space. Outside, enjoy the privacy of a fully fenced yard with a back gate for added access, a storage shed, and a double attached garage with a concrete drive.

Built in 1979

Essential Information

MLS® #	E4440692
Price	\$299,500
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,359



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4306 41 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1R7

Amenities

Amenities	Bar, Deck, Detectors Smoke, Hot Water Natural Gas, Secured Parking
Parking	Double Garage Attached, Front/Rear Drive Access, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 4th, 2025

Days on Market 14

Zoning Zone 60

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Listing information last updated on June 18th, 2025 at 3:18pm MDT