

## \$304,900 - 4406 45 Avenue, Bonnyville Town

MLS® #E4441618

**\$304,900**

7 Bedroom, 3.50 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Calling All Investors! Great opportunity to own a cash-flowing property! This is a rare chance to acquire both sides of a duplex – ideal for rental income or multi-generational living. The East side features a spacious 3-bedroom bi-level home with a full bath on the main floor and a 3/4 bath with shower on the lower level. It includes a back deck and a private yard. The downstairs family room is partially finished, offering potential for customization. The West side is a charming two-storey 3-bedroom home with an unfinished basement that includes laundry facilities. The home features a fenced backyard, a side yard, a front sitting deck, and an additional side deck – perfect for entertaining. Inside, there's a half bath on the main floor and a full bath upstairs. Don't miss this excellent investment property with multiple income possibilities!

Built in 1978

### Essential Information

MLS® #	E4441618
Price	\$304,900
Bedrooms	7
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,668



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	4406 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1X5

### Amenities

Amenities	Deck, Fire Pit
Parking	2 Outdoor Stalls

### Interior

Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 10th, 2025
Days on Market	56
Zoning	Zone 60

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