

\$364,900 - 4504 44 Ave, Bonnyville Town

MLS® #E4442761

\$364,900

4 Bedroom, 2.50 Bathroom, 1,205 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Beautiful 1,205 sq. ft. bungalow tucked away in a quiet cul-de-sac on an oversized pie-shaped lot. This fully finished 4-bedroom, 3-bathroom home offers numerous upgrades over the years, including new windows, furnace, central air conditioning, hot water tank, and shingles. The open-concept kitchen flows seamlessly into the formal dining room and bright living area. The main floor features 3 spacious bedrooms and 2 bathrooms. The fully developed basement includes 1 additional bedroom, a third bathroom, and a large living space—perfect for a family or guest suite. Step out back to a large private deck overlooking a beautiful mature, fenced yard with apple, plum and cherry tree's. With both front and rear access, you'll appreciate the 32' x 16' insulated garage and the option to park your RV in the backyard through the gated entry.

Built in 1978

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442761 |
| Price | \$364,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,205 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4504 44 Ave |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 1X3 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck |
| Parking | 2 Outdoor Stalls, Front Drive Access, Heated, Insulated, Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 17th, 2025

Days on Market 6

Zoning Zone 60

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Listing information last updated on June 23rd, 2025 at 1:17am MDT