

## **\$469,900 - 3813 45 Avenue, Bonnyville Town**

MLS® #E4450339

**\$469,900**

4 Bedroom, 1.50 Bathroom, 1,380 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

A rare find...grade level bungalow in a great location with a low maintenance yard. This home is the perfect design for a retiring couple. Recent upgrades include a walk in bathtub complete with safety handles for easy access for anyone with mobility issues. An open floor plan that features a spacious kitchen, main floor laundry, 3 bedrooms on the main floor and access to a deck from the dining area for the BBQ area. The basement features a spacious family room, a bedroom, storage area and a future bathroom waiting to be developed. The home is nicely complimented by an oversized 24x28 heated attached garage. This home has been meticulously maintained and is move in ready.

Built in 2006

### **Essential Information**

MLS® #	E4450339
Price	\$469,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,380
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3813 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2G6

### Amenities

Amenities	Closet Organizers, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking Spaces	6
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Electric, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Flat Site, Landscaped, Level Land, Not Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 30th, 2025
-------------	-----------------

Days on Market 2

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 10:33am MDT