\$449,900 - 3813 45 Avenue, Bonnyville Town

MLS® #E4450339

\$449.900

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.



Essential Information

MLS® # E4450339 Price \$449,900

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 102

Zoning Zone 60

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