

# \$259,900 - 4308 45 Avenue, Bonnyville Town

MLS® #E4453517

## \$259,900

5 Bedroom, 2.00 Bathroom, 1,020 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Charming and move-in ready 1,020 sq ft bungalow featuring 3 bedrooms on the main floor and 2 additional rooms in the partially finished basement. The bright, open-concept living and dining area flows into a functional kitchen. The main bathroom has been renovated with a new tub, vanity, and a solar tube skylight for added natural light. Enjoy all-new flooring and fresh paint throughout the main level. Downstairs offers a modernized bathroom and two versatile rooms, perfect as bedrooms, an office, or hobby space. The fully fenced and landscaped yard includes mature trees, a storage shed, and an oversized 26' x 30' detached garage. Other updates include a high-efficiency furnace, hot water tank and shingles on the house. A great blend of comfort and value—just move in and enjoy!

Built in 1977



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453517  |
| Price          | \$259,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,020     |
| Acres          | 0.00      |
| Year Built     | 1977      |

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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4308 45 Avenue  |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1X2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Metal        |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 83                |
| Zoning         | Zone 60           |

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