

\$414,900 - 4115 40 Avenue, Bonnyville Town

MLS® #E4453761

\$414,900

4 Bedroom, 3.00 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Comfort, Space & Convenience Await!
Bi-level, ideally located in a family-friendly neighborhood! Step inside to find an inviting living room featuring hardwood floors. Functional kitchen offers plenty of oak cabinetry, eat-at counter, corner pantry, BI desk & glass display cabinets. Spacious dining area & main floor laundry. Back door leads to a screened-in deck w/ enclosed storage underneath. 4 bdrms & 3 baths including a luxurious primary suite w/ 2 WI closets, sauna, tiled shower & heated tile flooring. Fully developed basement has large rec room w/ BI shelving, pot lights, cozy wood/coal stove & plenty of storage space. Recent upgrades include attic insulation, shingles & water lines. Double heated att. garage, RV parking w/ 30-amp plug-in & a nicely landscaped, fenced yard w/ stamped concrete patio, perennial gardens, greenhouse & 2- 15' gates w/ back alley access. Located just steps from Lakeshore Drive™'s scenic walking & biking trails splash park & community green space. Home Designed for Living!

Built in 1988

Essential Information

MLS® # E4453761

Price \$414,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4115 40 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1T9

Amenities

Amenities	Closet Organizers, Deck, Parking-Plug-Ins, Patio, R.V. Storage
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, RV Parking

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
Days on Market	28
Zoning	Zone 60

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Listing information last updated on September 16th, 2025 at 4:17am MDT