

\$280,000 - 4606 51 Ave, Bonnyville Town

MLS® #E4455152

\$280,000

3 Bedroom, 2.00 Bathroom, 1,447 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Central Bonnyville Side-by-Side Duplex

Located in the heart of Bonnyville and just steps from local amenities, this side-by-side duplex offers both character and opportunity. One unit with 1 bedroom and 1 bathroom. One unit with 2 bedrooms and 1 bathroom. Each unit has its own entrance, with parking available in both the front and back. Whether you’re looking for an investment property, a home with rental income, or a home that adapts to your lifestyle, this duplex puts convenience and potential all within walking distance and for investors, the existing tenants are happy to remain, creating an effortless income opportunity.

Built in 1940

Essential Information

MLS® #	E4455152
Price	\$280,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,447
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Duplex Side By Side



Style	Bungalow
Status	Active

Community Information

Address	4606 51 Ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2G4

Amenities

Amenities	Parking-Extra
Parking	Front/Rear Drive Access

Interior

Appliances	Refrigerator, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	7
Zoning	Zone 60

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Listing information last updated on September 4th, 2025 at 7:17am MDT