

## \$382,500 - 3608 42 Avenue, Bonnyville Town

MLS® #E4457716

**\$382,500**

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

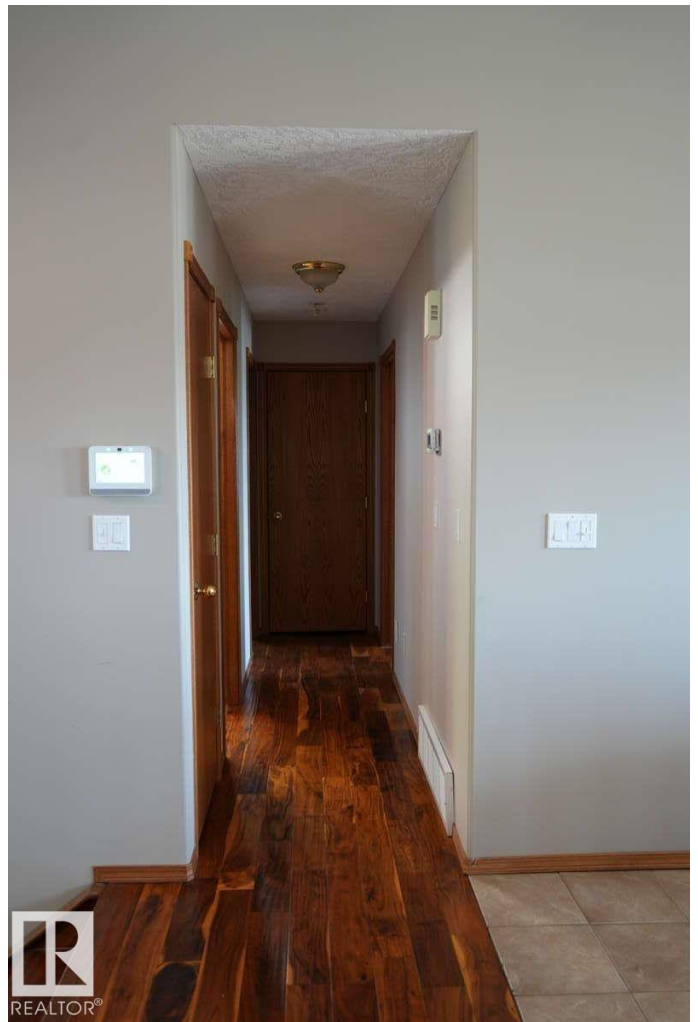
Bonnyville, Bonnyville Town, AB

For more information, please click on "View Listing on Realtor Website". This beautifully maintained and fully developed home in Lakeview Estates offers spacious living with vaulted ceilings, oak trim, and oak cabinetry throughout. The home features large, open rooms, including a 4-piece master ensuite. The second main floor bedroom is conveniently plumbed for laundry. The fully developed lower level includes a family room, bathroom, laundry area, and two additional bedrooms. The property is fully fenced, making it ideal for privacy and outdoor enjoyment. Recent updates include: Professional paint on the upper floor (May 2025) All new kitchen appliances (April 2025) New roof shingles (August 2025). Located just a 5-minute walk from three schools serving all grade levels, this home is ideal for families seeking both comfort and convenience!

Built in 2006

### Essential Information

MLS® #	E4457716
Price	\$382,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,260



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3608 42 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2J8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Plug-Ins, Smart/Program. Thermostat, Sprinkler Sys-Underground, Storage-Locker Room, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Attached, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Airport Nearby, Back Lane, Environmental Reserve, Fenced, Fruit

	Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 13th, 2025
Days on Market	1
Zoning	Zone 60



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Listing information last updated on September 14th, 2025 at 5:47am MDT