

## \$269,900 - 4727 45 Avenue, Bonnyville Town

MLS® #E4423466

**\$269,900**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Stop Waiting and Start Living! This well designed bungalow combines charm and comfort, with numerous upgrades over the years. Main floor features a bright living room, a modernized kitchen with ample cupboard space and good-sized dining area. With 4 bedrooms and 2 bathrooms, including a primary with hardwood floors, this home offers plenty of room for everyone! The fully developed basement includes a cozy rec room with laminate flooring, a wet bar/kitchenette, an office, laundry and tons of storage. Recent upgrades within the past 5 years include basement flooring, front living room window and main sewer line. The large landscaped yard is partially fenced and features mature trees, raspberry bushes, rhubarb, raised garden beds, a concrete patio, back alley access and a single detached garage with concrete driveway. Located in a family-friendly neighborhood near Lakeshore Drive walking/biking trails, parks, hospital and schools. The Price Is Right!

Built in 1962

### Essential Information

MLS® # E4423466

Price \$269,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4727 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1M7

### Amenities

Amenities	Off Street Parking, Patio, Wet Bar
Parking	Front Drive Access, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 25th, 2025
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Days on Market 66

Zoning Zone 60

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