

## \$279,900 - 4502 40 Street, Bonnyville Town

MLS® #E4428508

**\$279,900**

6 Bedroom, 3.00 Bathroom, 1,566 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Welcome to this Bright and Spacious Home with Endless Potential! This thoughtfully designed home offers three bedrooms on the main floor, including a primary suite with an ensuite bathroom, and a second full bathroom. The spacious kitchen connects seamlessly to a cozy dining area, formal dining room, and bright living room—perfect for gatherings and relaxation. The fully finished basement offers incredible versatility, featuring three additional bedrooms, a 4-piece bathroom, and a convenient kitchenette. Large windows throughout both levels bathe the home in natural light, creating an inviting atmosphere. With ample storage, two furnaces, plenty of on-site parking, and a front driveway for added practicality, this home has everything you need. Move in and enjoy it as-is or renovate to reflect your own personal style. Nestled in a wonderful neighborhood filled with mature trees and schools within walking distance, it's a location that truly stands out.

Built in 1972

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428508  |
| Price     | \$279,900 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,566                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4502 40 Street  |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1J4         |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Deck                                                    |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Portable, Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Modular, Vinyl                                       |
| Exterior Features | Back Lane, Corner Lot, Fruit Trees/Shrubs, Treed Lot |
| Roof              | Asphalt Shingles                                     |
| Construction      | Modular, Vinyl                                       |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

Date Listed March 31st, 2025

Days on Market 95

Zoning Zone 60

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Listing information last updated on July 4th, 2025 at 10:47am MDT