

## \$159,900 - 4714 52 Avenue, Bonnyville Town

MLS® #E4438320

**\$159,900**

3 Bedroom, 1.00 Bathroom, 1,110 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Comfort at an inviting price! This 1100 square foot three bedroom, one bath bungalow has been upgraded throughout the years with shingles, windows, vinyl siding, Paint, Flooring and appliances. Bright spacious living room, main floor laundry and mud room at the back entrance. Covered concrete patio that opens up to the fenced back yard with firepit! Double detached garage with metal roofing is fully finished with wood stove for heat and there is additional off street parking behind the garage and tandem parking on the front driveway. It's the complete package that would make a great starter home or revenue property! Located close to parks and schools, why rent when you can own you own home!

Built in 1952

### Essential Information

MLS® #	E4438320
Price	\$159,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,110
Acres	0.00
Year Built	1952
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4714 52 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2H7

### Amenities

Amenities	Crawl Space, Fire Pit
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Level Land, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	77
Zoning	Zone 60

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