

\$364,900 - 4504 44 Ave, Bonnyville Town

MLS® #E4442761

\$364,900

4 Bedroom, 2.50 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Beautiful 1,205 sq. ft. bungalow tucked away in a quiet cul-de-sac on an oversized pie-shaped lot. This fully finished 4-bedroom, 3-bathroom home offers numerous upgrades over the years, including new windows, furnace, central air conditioning, hot water tank, and shingles. The open-concept kitchen flows seamlessly into the formal dining room and bright living area. The main floor features 3 spacious bedrooms and 2 bathrooms. The fully developed basement includes 1 additional bedroom, a third bathroom, and a large living space—perfect for a family or guest suite. Step out back to a large private deck overlooking a beautiful mature, fenced yard with apple, plum and cherry tree's. With both front and rear access, you'll appreciate the 32' x 16' insulated garage and the option to park your RV in the backyard through the gated entry.

Built in 1978

Essential Information

MLS® #	E4442761
Price	\$364,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,205
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4504 44 Ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1X3

Amenities

Amenities	Air Conditioner, Deck
Parking	2 Outdoor Stalls, Front Drive Access, Heated, Insulated, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 17th, 2025

Days on Market 4

Zoning Zone 60

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Listing information last updated on June 21st, 2025 at 4:17am MDT