

\$279,900 - 4706 45 Street, Bonnyville Town

MLS® #E4443529

\$279,900

5 Bedroom, 2.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Welcome to your new home! This charming bungalow is nestled in a wonderful neighborhood that's perfect for family living. Comfortable main floor plan featuring a warm & inviting living room with wood feature wall & brick-faced wood fireplace, perfect for cozy evenings. Charming & bright kitchen offers potential for customization & separate formal dining. 5 bedrooms & 2 bathrooms, ensuring plenty of space for everyone. Full basement has been thoughtfully developed & includes a second kitchen, rec room, laundry facilities, an office, ample storage space & cold room. Over the years, the property has seen various upgrades, including some flooring, shingles, hot water tank, high-efficiency furnace & siding. Huge lot is partially fenced & landscaped with mature tree, flower beds, extra parking off back alley & a detached double garage with newer roll-up doors & a concrete front driveway. Great location close to elementary school, swimming pool, parks & shopping. Convenience & Comfort.

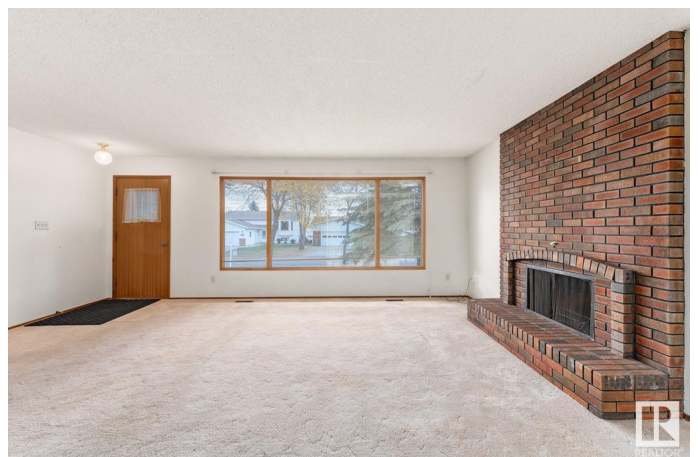
Built in 1973

Essential Information

MLS® # E4443529

Price \$279,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4706 45 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1H1

Amenities

Amenities	Bar, Guest Suite, Wet Bar
Parking	Double Garage Detached, Front Drive Access

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 19th, 2025
Days on Market 85
Zoning Zone 60

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Listing information last updated on September 12th, 2025 at 2:47am MDT