\$389,900 - 5201 51 Street, Bonnyville Town

MLS® #E4446076

\$389,900

6 Bedroom, 3.00 Bathroom, 1,200 sqft Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Excellent investment property! This 2011 up/down duplex has two totally independent units, each approximately 1200 square feet. Each floor features 3 bedrooms, 1 bathroom and 1/2 bath ensuite, a large kitchen and dining area, and a good size, bright living room. Conveniently, each unit includes all appliances, laundry and separate mechanical systems/meters. The gravelled yard is no-fuss and provides plenty of space for parking. This is a great, updated property with easy access to local amenities. Historically, it has easily attracted good quality, long term tenants. Current rental income is \$2700/ month. Purchase as a rental property or live in one unit and rent out the other for a mortgage helper. Rental Revenue Ready!!

Built in 2011

Essential Information

MLS® # E4446076 Price \$389,900

Bedrooms 6

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 1,200

Acres 0.00







Year Built 2011

Type Single Family

Sub-Type Duplex Up And Down

Style Bungalow Status Active

Community Information

Address 5201 51 Street
Area Bonnyville Town

Subdivision Bonnyville

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 2G5

Amenities

Amenities Off Street Parking, Deck, Guest Suite, Walkout Basement

Parking Spaces 4

Parking Front/Rear Drive Access

Interior

Interior Features ensuite bathroom

Appliances Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Corner Lot, Flat Site, Landscaped, Low Maintenance

Landscape, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 4th, 2025

Days on Market 122

Zoning Zone 60

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