

\$407,700 - 4115 40 Avenue, Bonnyville Town

MLS® #E4449108

\$407,700

4 Bedroom, 3.00 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Comfort, Space & Convenience Await! Bi-level home, ideally located in a family-friendly neighborhood! Step inside to find a warm & inviting living room featuring beautiful hardwood floors. Functional kitchen offers plenty of oak cabinetry, eat-at counter, corner pantry, BI desk & glass display cabinets. Spacious dining area & main floor laundry. Back door leads to a screened-in deck w/ enclosed storage underneath. 4 bdrms & 3 baths, highlighted by a luxurious primary suite w/ two walk-in closets, sauna, tiled shower & heated tile flooring. Fully developed basement boasts a large rec room w/ BI shelving, pot lights, cozy wood/coal stove & plenty of storage space. Outside, youâ€™ll find a heated double attached garage, RV parking w/ 30-amp plug-in & a nicely landscaped, fenced yard w/ stamped concrete patio, perennial gardens, greenhouse & two 15' gates w/ back alley access. Located just steps from Lakeshore Driveâ€™s scenic walking & biking trails splash park & community green space. Home Designed for Living!

Built in 1988

Essential Information

MLS® # E4449108

Price \$407,700



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4115 40 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1T9

Amenities

Amenities	Closet Organizers, Deck, Parking-Plug-Ins, Patio, R.V. Storage
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 21st, 2025
Days on Market	12
Zoning	Zone 60

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Listing information last updated on August 2nd, 2025 at 9:31am MDT