

\$379,000 - 4002 40 St, Bonnyville Town

MLS® #E4450244

\$379,000

4 Bedroom, 3.00 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Location, location, location! Just steps to the Splash Park on Lakeshore Drive is this 1600 sq ft bungalow. It features a living room and dining room right off the front entrance with a skylight that makes the space feel so spacious and bright (has never leaked) Head down the hall to 2 bedrooms, a 4 piece bathe, and a primary bedroom with double closets and a 2 piece ensuite. The large back entrance is just off the kitchen and features movable storage cabinets, a 2 piece bathroom, and the laundry area. This leads out onto the deck, paved driveway and to the oversized, detached double garage. Just down the street you'll enjoy the Splash Park and Jesse Lake walking trails. The basement is partially developed and includes a cold storage room, 9' ceilings and in-floor heat. Shingles replaced 2018, boiler and HWT for in-floor heat system were just replaced.

Built in 1990

Essential Information

MLS® #	E4450244
Price	\$379,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	1,593
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4002 40 St
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1V8

Amenities

Amenities	On Street Parking, Skylight
Parking	2 Outdoor Stalls, Double Garage Detached, Insulated, Over Sized

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, In Floor Heat System, Natural Gas, Water
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 29th, 2025
Days on Market 4
Zoning Zone 60



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Listing information last updated on August 2nd, 2025 at 5:47am MDT