

\$259,900 - 4308 45 Avenue, Bonnyville Town

MLS® #E4453517

\$259,900

5 Bedroom, 2.00 Bathroom, 1,020 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Charming and move-in ready 1,020 sq ft bungalow featuring 3 bedrooms on the main floor and 2 additional rooms in the partially finished basement. The bright, open-concept living and dining area flows into a functional kitchen. The main bathroom has been renovated with a new tub, vanity, and a solar tube skylight for added natural light. Enjoy all-new flooring and fresh paint throughout the main level. Downstairs offers a modernized bathroom and two versatile rooms, perfect as bedrooms, an office, or hobby space. The fully fenced and landscaped yard includes mature trees, a storage shed, and an oversized 26' x 30' detached garage. Other updates include a high-efficiency furnace, hot water tank and shingles on the house. A great blend of comfort and value—just move in and enjoy!

Built in 1977



Essential Information

MLS® #	E4453517
Price	\$259,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	1977

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4308 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1X2

Amenities

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 18th, 2025
Days on Market	76
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on November 2nd, 2025 at 2:17am MST