

# \$279,900 - 4701 46 Street, Bonnyville Town

MLS® #E4461245

## \$279,900

5 Bedroom, 2.00 Bathroom, 1,101 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Prime location, close to schools, groceries & the downtown core. The upper level is bright and open with a beautiful upgraded kitchen with a large island with granite counter tops. Patio doors are off the dining area to the deck and large fenced yard with RV gates. 3 bedrooms (one currently functioning as laundry) and a full bath complete the upper level. On the lower level you will find a great family room & hobby room that is roughed in for a second kitchen with plumbing and 220 wiring. A nicely renovated bathroom and 2 more bedrooms are on this level. Enjoy the private yard, heated garage, and loads of updates—shingles, windows, flooring, and more!

Built in 1970

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4461245      |
| Price          | \$279,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,101         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4701 46 Street  |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1M1         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck                           |
| Parking   | Heated, Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Brick, Stucco                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 60           |

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