

\$309,900 - 4101 44 Street, Bonnyville Town

MLS® #E4462543

\$309,900

5 Bedroom, 2.50 Bathroom, 1,316 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Room to Grow, Space to Love! This bright and welcoming bungalow is ready for its next family! Featuring a cozy sunken living room and a spacious kitchen with tons of cabinetry, a pantry, and a sunny dining area with garden doors leading to the back deck. Offering 5 bedrooms and 3 bathrooms, including a primary 3-piece ensuite. The fully developed basement includes a large rec room with a woodstove and bar, perfect for movie nights or entertaining friends and family. Recent upgrades include fresh paint, newer shingles and updated deck doors. The fenced backyard provides ample space for kids, pets, gardening or even RV parking with convenient back alley access. The attached heated double garage offers plenty of room for both vehicles and storage. Located on a quiet street just steps from Lakeshore Drive and close to trails, parks, and an adult outdoor gym. Make this house your next home!

Built in 1984

Essential Information

MLS® #	E4462543
Price	\$309,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4101 44 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1S1

Amenities

Amenities	Bar, Deck, Front Porch
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

Interior

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

Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition

Foundation Concrete Perimeter

Additional Information

Date Listed October 14th, 2025

Days on Market 21

Zoning Zone 60

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