

# \$349,500 - 3606 53 Avenue, Bonnyville Town

MLS® #E4395948

**\$349,500**

3 Bedroom, 2.00 Bathroom, 1,246 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Brand new 1246 sq. ft. bi-level located in Bonnyville's newest residential subdivision East Gate subdivision. Close to McDonald's - Boston Pizza - Tim Hortons. This 3 bedroom bi-level is an ideal starter home!!! Walk-in closet and 4 pc. en-suite off the master a large open kitchen and dining room with deck off of dining room. Privacy fence along the main entrance to this subdivision allows perfect access to this unique community.

Built in 2023

## Essential Information

MLS® #	E4395948
Price	\$349,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,246
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## Community Information

Address 3606 53 Avenue



Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0G4

### **Amenities**

Amenities	Deck
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Fiberglass
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 5th, 2024
Days on Market	365
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 July 4th, 2025 at 9:47pm MDT