

\$374,900 - 4408 49 Avenue, Bonnyville Town

MLS® #E4405057

\$374,900

10 Bedroom, 4.00 Bathroom, 1,944 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

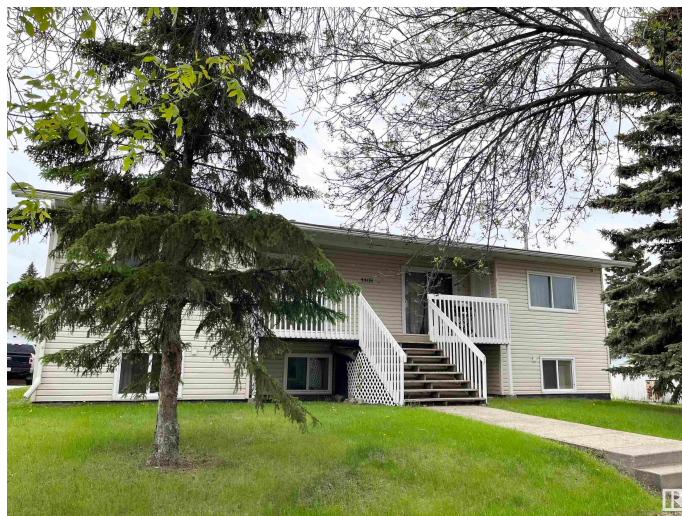
Investor Alert! This side by side duplex with basement suites offers a great income property or live in one unit and rent out the others! Upgraded throughout the years and features common area storage. Upper units include 3 bedrooms and 1 bath with front deck access. Basement units include 2 bedrooms and 1 bath. All appliances included and in-suite laundry. Yard is landscaped and has plenty of parking off back alley. Close to shopping, schools & parks. Rental Revenue Ready!!

Built in 1976

Essential Information

MLS® #	E4405057
Price	\$374,900
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,944
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

Community Information



Address	4408 49 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1G9

Amenities

Amenities	Off Street Parking, Deck
Parking	No Garage, See Remarks

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 2nd, 2024
Days on Market	306
Zoning	Zone 60

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Listing information last updated on July 5th, 2025 at 5:02am MDT