# \$300,000 - 305 4110 43 Avenue, Bonnyville Town

MLS® #E4435204

#### \$300,000

2 Bedroom, 2.00 Bathroom, 1,233 sqft Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Maintenance free condo living that is safe & easy to make your home: Zero steps building, from ground level indoor parking & elevator to your suite. In-floor heat with no carpets, durable vinyl plank flooring. East balcony, it's the view to the park & premier neighborhood that's of no other in town. This building is new modern constructed with the latest engineered code & extra fire barrier & sound proofing to create a quiet safe living space. Open concept featuring a gourmet kitchen & island, SS appliances, air conditioner & LED light fixtures. Huge laundry/storage room. Master bedroom features those 7' windows, walk-in closet & 4 pc ensuite. Quality individual HRV ventilation system, fire code compliant, water sprinkler system, safety stair escape access & secure main entrance with buzzer. Maybe now is a time to make a move. . . to condo community living. Price incl 1 parking stall, 1 storage & 1 mail box. Fees incl heat, water, & garbage, & maintenance. Estoppel docs available.







Built in 2015

#### **Essential Information**

MLS® # E4435204 Price \$300,000

Bedrooms 2

Bathrooms 2.00 Full Baths 2

Square Footage 1,233 Acres 0.00 Year Built 2015

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 305 4110 43 Avenue

Area Bonnyville Town

Subdivision Bonnyville

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 1S8

## **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke,

Hot Water Tankless, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x12", HRV System

Parking Spaces 1

Parking Parkade

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioner-Window, Dishwasher-Built-In, Garage Control,

Microwave Hood Fan, Refrigerator, Stove-Electric

Heating In Floor Heat System, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Backs Onto Park/Trees, Level Land, Playground Nearby,

View Lake

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 174

Zoning Zone 60

Condo Fee \$537

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