

## \$249,900 - 4404 44 Ave, Bonnyville Town

MLS® #E4435227

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Step into this delightful home where classic charm meets endless possibilities. With 1140 sq ft of living space, its an affordable starter home with room for the whole family. There are 3 finished bedrooms upstairs with a 4 piece bath and a 2 piece ensuite. The kitchen has ample cabinetry and is ready for your personal touch. The dining room has direct access through garden doors to the back deck and private backyard with lots of room for the kids to run and play. Imagine summer gatherings in your own backyard and cozy winter evenings by the wood fireplace. The basement is undeveloped and can be completed to your own personal style. There is plenty of room for parking and for storing your RV on the concrete parking pad along the side of the house or on the gravel pad in the back yard. Unlock the potential and create lasting memories in this wonderful home! Upgrades to the the home include: in 2020-new vinyl plank flooring and in 2014-new windows upstairs, siding and shingles.

Built in 1977

### Essential Information

MLS® # E4435227

Price \$249,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,146
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4404 44 Ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1W9

### Amenities

Amenities	Off Street Parking, Deck
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025

Days on Market                60

Zoning                            Zone 60

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