

\$329,900 - 104 4407 45ave, Bonnyville Town

MLS® #E4438162

\$329,900

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

A rare find! This 1252 square foot adult condo in Millenium Estates is move in ready! This 2 bedroom unit features an open concept floor plan with great sight lines in the living areas. Features include a spacious master suite with a 4 piece ensuite and walk through closet. Gas fireplace in the living room adds charm and ambiance. Garden doors open up to a spacious west facing deck and is a great extension to outdoor enjoyment. Main floor laundry is a much appreciated convenience. Recent upgrades include flooring and paint. Basement is undeveloped but features a plumbed in toilet. This home is nicely complimented by a double garage. Make the transition to carefree living an easy one. It is a lifestyle!

Built in 1998

Essential Information

MLS® #	E4438162
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.00
Year Built	1998



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	104 4407 45ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2N9

Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 21st, 2025

Days on Market 47

Zoning Zone 60

Condo Fee \$266

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