

## \$266,000 - 101 4110 43 Avenue, Bonnyville Town

MLS® #E4440284

**\$266,000**

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Suite #101 Imagine NO STAIRS anywhere starting from the warm parkade, up the elevator to your brand new breathtaking Condo HOME. This Condominium building is like no other in town, boasting only 18 units, 6 per floor each equipped with extra sound proofing to create a quiet and respectful environment. All the bells and whistles have been taken care of for you. Starting with 7' windows, in-floor heat, air conditioning, a large primary bedroom and vinyl plank flooring. The gourmet kitchen will be the centre of attention with an impressive island and stainless-steel appliances. This unit has a large wrap around balcony with natural gas hook-up. Safety & security was given top priority with a high performance HRV Ventilation system in every suite and hallway, fire code compliant sprinklers and escape stair access. The Condo fees include heat, water, building maintenance, reserve fund. Price includes; titles parking stall, storage unit, mailbox, home warranty policy.

Built in 2015

### Essential Information

MLS® # E4440284

Price \$266,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 4110 43 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1S8

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Television Connection, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x12", HRV System
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Garage Control, Microwave Hood Fan, Refrigerator-Energy Star, 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	Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	85
Zoning	Zone 60
Condo Fee	\$500

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 August 28th, 2025 at 4:18pm MDT