

\$304,900 - 4406 45 Avenue, Bonnyville Town

MLS® #E4441618

\$304,900

7 Bedroom, 3.50 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Calling All Investors! Great opportunity to own a cash-flowing property! This is a rare chance to acquire both sides of a duplex – ideal for rental income or multi-generational living. The East side features a spacious 3-bedroom bi-level home with a full bath on the main floor and a 3/4 bath with shower on the lower level. It includes a back deck and a private yard. The downstairs family room is partially finished, offering potential for customization. The West side is a charming two-storey 3-bedroom home with an unfinished basement that includes laundry facilities. The home features a fenced backyard, a side yard, a front sitting deck, and an additional side deck – perfect for entertaining. Inside, there's a half bath on the main floor and a full bath upstairs. Don't miss this excellent investment property with multiple income possibilities!

Built in 1978

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4441618 |
| Price | \$304,900 |
| Bedrooms | 7 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,668 |



| | |
|------------|---------------------|
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4406 45 Avenue |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 1X5 |

Amenities

| | |
|-----------|------------------|
| Amenities | Deck, Fire Pit |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|---|
| Appliances | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 27 |
| Zoning | Zone 60 |

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