

## \$279,900 - 4706 45 Street, Bonnyville Town

MLS® #E4443529

**\$279,900**

5 Bedroom, 2.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Welcome to your new home! This charming bungalow is nestled in a wonderful neighborhood that's perfect for family living. Comfortable main floor plan featuring a warm & inviting living room with wood feature wall & brick-faced wood fireplace, perfect for cozy evenings. Charming & bright kitchen offers potential for customization & separate formal dining. 5 bedrooms & 2 bathrooms, ensuring plenty of space for everyone. Full basement has been thoughtfully developed & includes a second kitchen, rec room, laundry facilities, an office, ample storage space & cold room. Over the years, the property has seen various upgrades, including some flooring, shingles, hot water tank, high-efficiency furnace & siding. Huge lot is partially fenced & landscaped with mature tree, flower beds, extra parking off back alley & a detached double garage with newer roll-up doors & a concrete front driveway. Great location close to elementary school, swimming pool, parks & shopping. Convenience & Comfort.

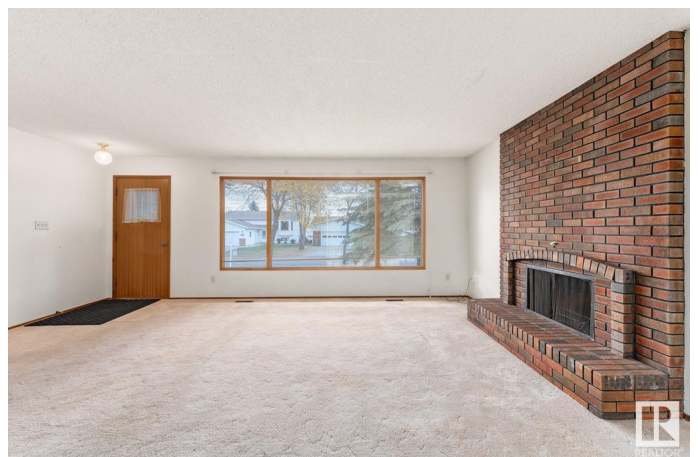
Built in 1973

### Essential Information

MLS® # E4443529

Price \$279,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,219                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4706 45 Street  |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1H1         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Bar, Guest Suite, Wet Bar                  |
| Parking   | Double Garage Detached, Front Drive Access |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing                                |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        70  
Zoning                    Zone 60

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