\$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 138

Zoning Zone 60

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 November 3rd, 2025 at 10:17pm MST