

\$489,000 - 3810 45 Avenue, Bonnyville Town

MLS® #E4443693

\$489,000

4 Bedroom, 3.50 Bathroom, 2,313 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Ready to impress! This two-story home boasting 2313 square feet of thoughtfully designed living space is a must see. Step into a grand entrance featuring a stunning staircase, vaulted ceilings, and beautiful hardwood flooring. The kitchen showcases beautiful maple cabinetry, a convenient eat-at island, and a practical walk-through pantry. Entertain guests in the cozy living room centered around a gorgeous stone-surrounded gas fireplace, or enjoy outdoor living on the large maintenance-free deck and spacious concrete patio. With 4 bedrooms and 4 bathrooms, including a primary bedroom with walk-in closet and luxurious ensuite featuring a jetted tub and tiled shower, comfort abounds. The second-level bonus room offers additional private living space, while the fully finished basement includes a large bedroom, three-piece bath, and ample storage. Outside, find an immaculately landscaped, fully fenced yard with a storage shed and double attached garage!

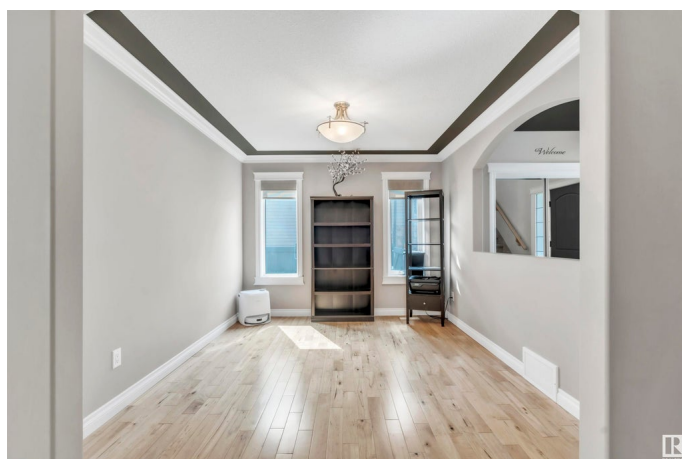
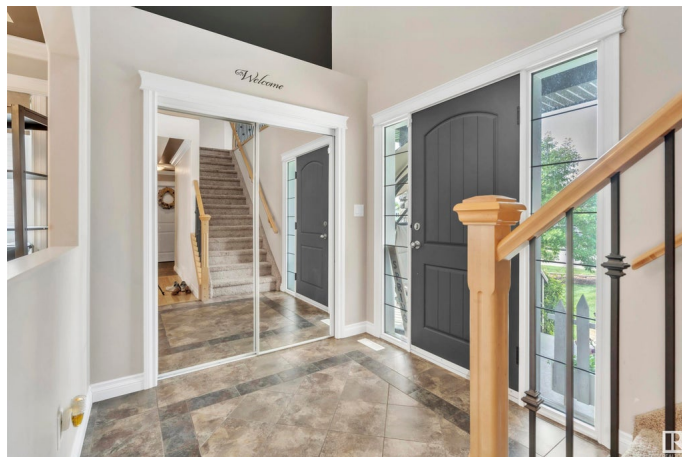
Built in 2009

Essential Information

MLS® # E4443693

Price \$489,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,313
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3810 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0A8

Amenities

Amenities	Air Conditioner, Deck, Front Porch, Patio, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 21st, 2025
Days on Market	16
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 5:32pm MDT