$89,000 - 4713 44 Ave, Bonnyville Town

MLS® #E4445261

$89,000

2 Bedroom, 1.00 Bathroom, 768 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Charming Opportunity! This 2-bedroom, 1-bath home is an ideal project for investors, flippers, or anyone seeking a rental property with great potential. While the home requires significant renovations throughout, the possibilities are endless. Once completed, enjoy a spacious fenced yard, a single-car garage, and a layout that suits a variety of lifestyles. A fantastic chance to create something special! Property is sold "AS IS" "WHERE IS".

Built in 1966

Essential Information

MLS® #	E4445261
Price	$89,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4713 44 Ave

Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1N8

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	Zone 60
RE / Bank Owned	Yes