

\$389,900 - 5201 51 Street, Bonnyville Town

MLS® #E4446076

\$389,900

6 Bedroom, 3.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Excellent investment property! This 2011 up/down duplex has two totally independent units, each approximately 1200 square feet. Each floor features 3 bedrooms, 1 bathroom and 1/2 bath ensuite, a large kitchen and dining area, and a good size, bright living room. Conveniently, each unit includes all appliances, laundry and separate mechanical systems/meters. The gravelled yard is no-fuss and provides plenty of space for parking. This is a great, updated property with easy access to local amenities. Historically, it has easily attracted good quality, long term tenants. Current rental income is \$2700/ month. Purchase as a rental property or live in one unit and rent out the other for a mortgage helper. Rental Revenue Ready!!

Built in 2011

Essential Information

MLS® #	E4446076
Price	\$389,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,200
Acres	0.00



Year Built	2011
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bungalow
Status	Active

Community Information

Address	5201 51 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2G5

Amenities

Amenities	Off Street Parking, Deck, Guest Suite, Walkout Basement
Parking Spaces	4
Parking	Front/Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
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Days on Market 8

Zoning Zone 60

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Listing information last updated on July 11th, 2025 at 9:31pm MDT