

\$229,900 - 4313 44 Avenue, Bonnyville Town

MLS® #E4448146

\$229,900

4 Bedroom, 2.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This home needs some TLC, but has a double car detached garage, and a massive fenced back yard, [with the lot being a huge 1302sq meters (14,014 sq ft.!).]. The garage is also oversized, at about 700 sq ft. [The typical double car garage is maybe 20' x 22', or a little over 400sq ft.]. There is also a large deck off the back of the house, with plenty of room for entertaining friends or family while having a BBQ. The main bath upstairs is also oversized, at 13' long by 5' wide! There are 3 bedrooms upstairs, and another bedroom and 3/4 bath downstairs. The home has a living room off the front entry, with an electric fireplace, and a wood stove downstairs in the family room. There is plenty of space for a growing family and with the fenced back yard, lots of room for pets or children to play. The home is also in a partial crescent, with very low traffic flow.

Built in 1977

Essential Information

MLS® #	E4448146
Price	\$229,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00



Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	4313 44 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1W8

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Detached, Insulated, Rear Drive Access

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 16th, 2025
Days on Market	110
Zoning	Zone 60

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