

# \$259,900 - 4308 45 Avenue, Bonnyville Town

MLS® #E4453517

**\$259,900**

5 Bedroom, 2.00 Bathroom, 1,020 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Charming and move-in ready 1,020 sq ft bungalow featuring 3 bedrooms on the main floor and 2 additional rooms in the partially finished basement. The bright, open-concept living and dining area flows into a functional kitchen. The main bathroom has been renovated with a new tub, vanity, and a solar tube skylight for added natural light. Enjoy all-new flooring and fresh paint throughout the main level. Downstairs offers a modernized bathroom and two versatile rooms, perfect as bedrooms, an office, or hobby space. The fully fenced and landscaped yard includes mature trees, a storage shed, and an oversized 26' x 30' detached garage. Other updates include a high-efficiency furnace, hot water tank and shingles on the house. A great blend of comfort and value—just move in and enjoy!

Built in 1977



## Essential Information

MLS® #	E4453517
Price	\$259,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	1977

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4308 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1X2

### Amenities

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	August 18th, 2025
Days on Market	2
Zoning	Zone 60

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