\$399,900 - 3814 45 Avenue, Bonnyville Town

MLS® #E4453613

\$399.900

3 Bedroom, 3.00 Bathroom, 1,257 sqft Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This 1257 sq ft modified bi-level features an open concept with vaulted ceilings and spacious living room with bay window. Fabulous kitchen offers plenty of cupboard space, walk-in pantry and center island. Garden door off generous dining area leads onto a 12'x16' deck. The 3 bedrooms are a great size, 1 of which is a lovely master suite with a walk-in closet and a full 4-pc ensuite bathroom. The partially finished basement features a large rec area, 4th bedroom, and a 4-pc bath! The home also includes a 22'x24' attached garage.





Built in 2013

Essential Information

MLS® # E4453613 Price \$399,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,257

Acres 0.00 Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 3814 45 Avenue
Area Bonnyville Town

Subdivision Bonnyville

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 0A9

Amenities

Amenities Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl

Windows

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Flat Site, Level Land, Playground Nearby, Schools, Partially

Fenced

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 18th, 2025

Days on Market 78

Zoning Zone 60

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