

## **\$319,900 - 5208 51 Avenue, Bonnyville Town**

MLS® #E4409934

**\$319,900**

5 Bedroom, 3.00 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

ATTN Investors and First time home buyers looking to get into the Rental market!! Located conveniently off main street Bonnyville, this 2005-built home is an excellent investment opportunity! Warm and welcoming, the main floor boasts an open concept living area with vaulted ceilings and kitchen with large island, dining room with patio doors to access a great deck off the back of the house, as well as a master with ensuite, two additional bedrooms, and full bathroom. The Separate back entrance leads to the Legal basement suite that is a bright, 2-bedroom, 1-bath income earner! Laundry and utilities are completely separate and there is plenty of space for parking. Live in the upstairs and rent out below or Rent out both units- the choice is yours!

Built in 2005

### **Essential Information**

MLS® #	E4409934
Price	\$319,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,060
Acres	0.00
Year Built	2005



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5208 51 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Parking-Extra, Vaulted Ceiling
Parking	Front/Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	October 8th, 2024
Days on Market	192
Zoning	Zone 60

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