

\$315,000 - 4810 45 Street, Bonnyville Town

MLS® #E4428471

\$315,000

3 Bedroom, 1.50 Bathroom, 1,097 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Charming 3-Bedroom Bungalow on Spacious Lot Near Parks and Schools! Welcome home to this delightful bungalow, perfectly situated on a generous lot in a lovely neighborhood. With three cozy bedrooms and two bathrooms, this property is an excellent fit for first-time homebuyers, small families, or anyone looking to embrace town life. Inside, the layout is both functional and inviting. Flow through the living room to the dining room and well appointed oak kitchen. Conveniently located off the back entrance is a handy two-piece bathroom. The finished basement offers endless possibilities—enjoy it as is or update it to match your personal style. A spacious laundry/utility room adds practicality and includes access to a cold room. Step outside and discover the charm of the fully fenced yard. Here, you’ll find ample room for relaxation, play, and a garden to grow your own vegetables. The 24 x 24 ft garage, coupled with extra parking space, ensures convenience for every resident.

Built in 1973

Essential Information

MLS® #	E4428471
Price	\$315,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,097
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4810 45 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1G7

Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached, RV Parking

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 60

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