

## \$276,000 - 204 4110 43 Avenue, Bonnyville Town

MLS® #E4429700

**\$276,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Maintenance free condo living that is safe & easy to make your home: Zero steps building, from ground level parking & elevator to your suite. In floor heat with no carpets, durable vinyl plank flooring. With 7' windows, it's the view to the park, lake & premier neighborhood that's of no other in town. This building is new modern constructed with the latest engineered code & extra sound proofing to create a quiet living space. Open concept with plenty of natural sunlight from full length windows featuring a gourmet kitchen & island, SS appliances, air conditioner & LED light fixtures. Master bedroom features walk-in closet & 4 pc ensuite. Quality individual HRV ventilation system, fire code compliant, water sprinkler system, safety stair escape access & secure main entrance with buzzer. Maybe now is a time to make a move . . . to condo community living. Price incl 1 parking stall, 1 storage & 1 mail box. Fees incl heat, water, & garbage, & maintenance and are free for min 1 year. Estoppel docs available.

Built in 2015

### Essential Information

MLS® #	E4429700
Price	\$276,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 4110 43 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1S8

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x12", HRV System
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Backs Onto Park/Trees, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	14
Zoning	Zone 60
Condo Fee	\$536

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Listing information last updated on April 20th, 2025 at 10:47pm MDT