

## \$374,900 - 4408 49 Avenue, Bonnyville Town

MLS® #E4405057

**\$374,900**

10 Bedroom, 4.00 Bathroom, 1,944 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

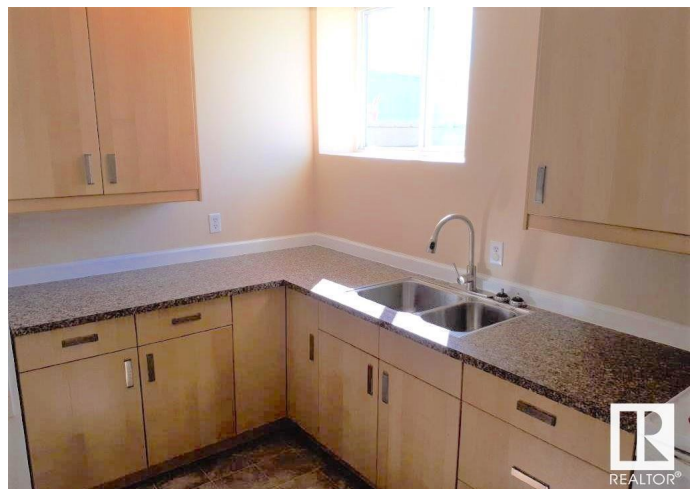
Investor Alert! This side by side duplex with basement suites offers a great income property or live in one unit and rent out the others! Upgraded throughout the years and features common area storage. Upper units include 3 bedrooms and 1 bath with front deck access. Basement units include 2 bedrooms and 1 bath. All appliances included and in-suite laundry. Yard is landscaped and has plenty of parking off back alley. Close to shopping, schools & parks. Rental Revenue Ready!!

Built in 1976

### Essential Information

MLS® #	E4405057
Price	\$374,900
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,944
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information



Address	4408 49 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1G9

### **Amenities**

Amenities	Off Street Parking, Deck
Parking	No Garage, See Remarks

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 2nd, 2024
Days on Market	338
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 6:02am MDT