

## \$269,000 - 4612 45 Ave, Bonnyville Town

MLS® #E4436019

**\$269,000**

4 Bedroom, 2.50 Bathroom, 1,592 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This spacious character home offers the ideal layout for a growing family or those looking for their forever home. Backing onto a park and nestled in a quiet neighborhood, this property features a large attached garage, a welcoming front entrance, and a sunken living room with vaulted ceilings and a cozy fireplace. The formal dining area connects to a generous kitchen with ample storage and prep space—perfect for everyday meals or family gatherings. The main floor also includes a convenient laundry room and three well-sized bedrooms. The primary suite features patio doors that open onto a large deck and fully fenced backyard—an ideal setting to BBQ, entertain, or simply relax while watching the kids play at the park just beyond. Downstairs, you’ll find a spacious family room with plenty of potential. With a few personal touches and updates, this home can truly shine.

Built in 1979

### Essential Information

MLS® #	E4436019
Price	\$269,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,592
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4612 45 Ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9A 1J9

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 12th, 2025

Days on Market 18

Zoning Zone 60

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