

## \$257,000 - 105 4110 43 Avenue, Bonnyville Town

MLS® #E4436147

**\$257,000**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Imagine NO STAIRS starting from the warm parkade, up the elevator to your brand new breathtaking Condo home. This Condominium building boasts only 18 units, 6 per floor each equipped with extra sound/fire proofing to create a quiet and respectful environment. All the bells and whistles have been taken care of for you. Starting with in-floor heat, air conditioning, a large primary bedroom and durable vinyl plank flooring. The gourmet kitchen will be the centre of attention with an impressive island and stainless-steel appliances. Each unit has an extra large balcony (this one is covered) with natural gas hook-up and lots of room set up patio furniture & BBQ. Safety and security was given top priority with a high performance HRV Ventilation system in every suite and hallway, surveillance cameras, fire code compliant sprinklers and escape stair access. The Condo fees include heat, water, garbage, building/yard maintenance, reserve fund.



Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436147  |
| Price     | \$257,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,200                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 105 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 |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioner-Window, 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   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 82             |
| Zoning         | Zone 60        |
| Condo Fee      | \$525          |

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Listing information last updated on August 3rd, 2025 at 4:47am MDT