

## **\$329,900 - 104 4407 45ave, Bonnyville Town**

MLS® #E4438162

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

A rare find! This 1252 square foot adult condo in Millenium Estates is move in ready! This 2 bedroom unit features an open concept floor plan with great sight lines in the living areas. Features include a spacious master suite with a 4 piece ensuite and walk through closet. Gas fireplace in the living room adds charm and ambiance. Garden doors open up to a spacious west facing deck and is a great extension to outdoor enjoyment. Main floor laundry is a much appreciated convenience. Recent upgrades include flooring and paint. Basement is undeveloped but features a plumbed in toilet. This home is nicely complimented by a double garage. Make the transition to carefree living an easy one. It is a lifestyle!

Built in 1998

### **Essential Information**

MLS® #	E4438162
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.00
Year Built	1998



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	104 4407 45ave
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2N9

### Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	76
Zoning	Zone 60
Condo Fee	\$266

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 5th, 2025 at 11:17am MDT