

## \$314,000 - 4705 45 Avenue, Bonnyville Town

MLS® #E4438439

**\$314,000**

4 Bedroom, 2.00 Bathroom, 768 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Discover this meticulously renovated 1960's gem, completely transformed from the bones up with thoughtful modern touches throughout. Featuring 4 bedrooms and 2 bathrooms, this residence showcases beautiful hardwood floors, custom cabinetry, and new windows that blend vintage charm with contemporary comfort. The fully finished basement provides additional living space for family activities or guest accommodation. The double detached garage built in 1993 is heated and insulated, complete with custom cabinetry to keep everything organized. Perfectly positioned in a friendly Bonnyville neighborhood, you'll enjoy proximity to schools, parks, and main street! The partially fenced yard offers outdoor enjoyment while the nearby Jessie Lake, library, and pool provide endless recreation options. This labor of love has been reimagined for today's lifestyle without sacrificing the character that makes it special.

Built in 1964

### Essential Information

MLS® #	E4438439
Price	\$314,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	768
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4705 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1N1

### Amenities

Amenities	Deck, Dog Run-Fenced In, Front Porch, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated

### Interior

Appliances	Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Stucco, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Concrete, Stucco, Vinyl
Foundation	Wood

### Additional Information

Date Listed	May 24th, 2025
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Days on Market 26

Zoning Zone 60

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