

## \$299,500 - 4306 41 Avenue, Bonnyville Town

MLS® #E4440692

**\$299,500**

2 Bedroom, 3.00 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This beautifully finished 4-level split offers 1,359 sq ft of character and comfort throughout. Step into a spacious entryway that opens into a bright, functional main floor featuring a generous living room, a skylit kitchen, and patio doors that lead to a covered back deck – perfect for entertaining. Upstairs, you’ll find a luxurious main bathroom with a Jacuzzi tub, two bedrooms plus an office/den, and a spacious master bedroom complete with a 3-piece ensuite. The lower level offers a cozy rec room with a wet bar, a charming stone fireplace, and a relaxing sauna – the ideal retreat after a long day. The basement is partially finished and includes rough-ins for two additional dens, a laundry area, and utility/storage space. Outside, enjoy the privacy of a fully fenced yard with a back gate for added access, a storage shed, and a double attached garage with a concrete drive.

Built in 1979

### Essential Information

MLS® #	E4440692
Price	\$299,500
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,359



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4306 41 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1R7

### Amenities

Amenities	Bar, Deck, Detectors Smoke, Hot Water Natural Gas, Secured Parking
Parking	Double Garage Attached, Front/Rear Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 4th, 2025

Days on Market 13

Zoning Zone 60

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