

\$304,900 - 4406 45 Avenue, Bonnyville Town

MLS® #E4441618

\$304,900

7 Bedroom, 3.50 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Calling All Investors! Great opportunity to own a cash-flowing property! This is a rare chance to acquire both sides of a duplex — ideal for rental income or multi-generational living. The East side features a spacious 3-bedroom bi-level home with a full bath on the main floor and a 3/4 bath with shower on the lower level. It includes a back deck and a private yard. The downstairs family room is partially finished, offering potential for customization. The West side is a charming two-storey 3-bedroom home with an unfinished basement that includes laundry facilities. The home features a fenced backyard, a side yard, a front sitting deck, and an additional side deck — perfect for entertaining. Inside, there's a half bath on the main floor and a full bath upstairs. Don't miss this excellent investment property with multiple income possibilities!

Built in 1978

Essential Information

MLS® #	E4441618
Price	\$304,900
Bedrooms	7
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,668



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	4406 45 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1X5

Amenities

Amenities	Deck, Fire Pit
Parking	2 Outdoor Stalls

Interior

Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 10th, 2025
Days on Market	55
Zoning	Zone 60

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