

Courtesy Of Justin Fontaine Of Panache Realty Ltd.

## \$395,000 - 4507 40 St, Bonnyville Town

MLS® #E4455502

**\$395,000**

5 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Charming, Updated Bungalow in a Quiet, Family-Friendly Neighborhood! This beautifully maintained and move-in-ready bungalow, offering 1,400 sqft of comfortable living space! Bright, cozy, and full of modern updates, this home is perfect for families looking for space and convenience. Step inside to find gorgeous hardwood floors leading you to a sunlit living room with a bay window and a stunning refurbished brick gas fireplace—the perfect spot to unwind. The modern kitchen features ample cabinetry, an eat-at island, and newer stainless steel appliances, while the spacious dining area is ideal for entertaining. With 5 bedrooms and 3 baths, this home has plenty of room for a growing family. Enjoy the convenience of a half bath off the side entrance and the option for main floor laundry with hook-ups ready to go. The fully developed basement adds incredible value, offering an additional kitchen space, a private office, tons of storage, and a cozy rec room. Oversized garage, deck, patio, dog run and much more

Built in 1980

### Essential Information

MLS® # E4455502

Price \$395,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,403                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4507 40 St      |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1J7         |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In, Front Porch, Patio, R.V. Storage |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, RV Parking                       |

### Interior

|              |                                                                                                                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating      | Forced Air-2, Natural Gas                                                                                                                                                                         |
| Fireplace    | Yes                                                                                                                                                                                               |
| Fireplaces   | Brick Facing                                                                                                                                                                                      |
| Stories      | 2                                                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                                                               |
| Basement     | Full, Finished                                                                                                                                                                                    |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                            |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground |

|              |                                  |
|--------------|----------------------------------|
|              | Nearby, Private Setting, Schools |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Brick, Vinyl               |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 60           |

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Listing information last updated on September 22nd, 2025 at 2:32am MDT