

\$294,000 - 5017 51 Avenue, Bonnyville Town

MLS® #E4456763

\$294,000

6 Bedroom, 2.00 Bathroom, 1,664 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

INVESTMENT OPPORTUNITY! This well-maintained 1-1/2-storey property is zoned commercial and currently set up as a strong revenue generator, offering 6 bedrooms rented at \$700 each for a total income of \$4,200/month. The home features 2 bathrooms and has seen many important upgrades over the years, including: WINDOWS (2010); ROOF, SHINGLES, INSULATION, SIDING, PLUMBING, ELECTRICAL, FLOORING & FRONT/BACK PORCHES (2014); HOT WATER TANK & FURNACE MOTHERBOARD (2024). Conveniently located close to shopping, schools, and playgrounds, this property combines excellent location with income potential. Whether you're an investor seeking steady cash flow or looking for a property with flexible zoning, this one is worth a look!

Built in 1952

Essential Information

MLS® #	E4456763
Price	\$294,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,664
Acres	0.00



Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	5017 51 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2H4

Amenities

Amenities	Off Street Parking, Front Porch, Hot Water Natural Gas, Vinyl Windows
Parking	Front/Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 8th, 2025
Days on Market	69
Zoning	Zone 60

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