

\$358,500 - 4504 46 Avenue, Bonnyville Town

MLS® #E4460244

\$358,500

5 Bedroom, 3.00 Bathroom, 1,274 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Welcome to this fully finished 1,274 sq. ft. bi-level home, ideally located in a central Bonnyville. With 5 bedrooms and 3 bathrooms, this home offers plenty of space for families of all sizes. Step inside to find a bright and spacious living room, a dining area large enough to comfortably seat eight, and a well-appointed kitchen featuring solid cabinetry, ample counter space, and a convenient corner pantry. The primary bedroom retreat includes a walk-in closet and private 3-piece ensuite. The lower level is fully developed, complete with two additional bedrooms, a 3-piece bathroom, and a generous laundry area. Outside, the property is fully fenced, landscaped, and move-in ready—perfect for kids, pets, and entertaining. Pride of ownership shines through, as the original owner has meticulously maintained this home over the years. Recent updates include newer shingles, a newer hot water tank, plus the comfort of central air conditioning and the convenience of central vacuum.

Built in 1997

Essential Information

MLS® # E4460244

Price \$358,500



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4504 46 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1M1

Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 1st, 2025

Days on Market 28

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 11:02am MDT