

## \$324,900 - 4506 41a Street, Bonnyville Town

MLS® #E4426387

**\$324,900**

4 Bedroom, 2.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Welcome to this inviting home, where comfort and convenience await. With 3 bedrooms on the main floor and an additional bedroom in the basement, there's plenty of room for everyone to spread out and relax. The basement offers more than just sleeping quarters—it's a versatile space with a cozy bar and rec room, ideal for hosting gatherings or simply unwinding after a long day. Recent updates include a new kitchen with quartz countertops and appliances, a fully renovated bathroom, new floors in the basement, as well as A/C and a new furnace. Step outside into the fenced yard, where privacy and security blend seamlessly with the surrounding greenery. A spacious deck provides the perfect spot for dining, morning coffee, or lounging in the sun. Plus, with a detached double garage, parking is a breeze, and there's ample storage space for all your outdoor gear and equipment. Whether you're enjoying a quiet evening indoors or entertaining friends and family outdoors, Come and take a look!

Built in 1978

### Essential Information

MLS® # E4426387

Price \$324,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4506 41a Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1J5

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed	March 18th, 2025
Days on Market	33
Zoning	Zone 60

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