

## \$349,000 - #102 4120 40 St, Bonnyville Town

MLS® #E4430786

**\$349,000**

5 Bedroom, 3.00 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Discover this charming half duplex offering the perfect blend of space and comfort! The upper level welcomes you with generous living areas featuring a practical kitchen island, three roomy bedrooms, convenient laundry facilities, a full bathroom, and an ensuite. Enjoy morning coffee on your private deck accessible from the primary bedroom. Downstairs reveals a lovely kitchen setup, two additional spacious bedrooms, another full bathroom, and an ample laundry room. Step outside to a fully fenced yard and dedicated parking spaces. The location couldn't be better—nestled near Caouette Park, quality schools, and the serene walking trails of Jessie Lake. Whether you're seeking a comfortable family home or a savvy investment opportunity, this property delivers! Live in one suite while your tenant helps with the mortgage—a win-win situation that smart homebuyers won't want to miss. Your search for the perfect property ends here!

Built in 2006

### Essential Information

MLS® #	E4430786
Price	\$349,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,170
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	#102 4120 40 St
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2H5

### Amenities

Amenities	On Street Parking, Deck, Parking-Extra, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 14th, 2025

Days on Market 6

Zoning Zone 60

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