

## **\$489,900 - 4415 46 Avenue, Bonnyville Town**

MLS® #E4388837

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,984 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

The Wait Is Over! On .43 acres in town, this **RENOVATED** home has the whole package!! One of a kind, bungalow has been immaculately cared for & features, spacious entry w/ heated floors, front bright living room, BI desk & dining area. Family room offers doors to deck & wood fireplace. Custom maple kitchen cabinets, quartz countertops, island & pantry. 2 bdrms & 4 baths including a primary suite w/ 2 closets, extra WI closet & newer 4 pc ensuite w/ custom 4' X 8' tiled stand up shower & 2 sinks. Basement is fully developed w/ 2 extra rooms (currently used as bdrms), rec room, exercise/ flex room, tons of storage, office & cold room. Most recent upgrades include: shingles, paint throughout, flooring, trim, central vac, most light fixtures, blinds, garage doors & more! Private, park-like backyard w/ brand new 6' fence, raised concrete deck, patio, basketball court, garden, tarp shed, extra parking, back alley access & att. & det. double heated garages. Centrally located in a mature neighbourhood. Carpe Diem!

Built in 1980

### **Essential Information**

MLS® # E4388837

Price \$489,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4415 46 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1L8

### Amenities

Amenities	Closet Organizers, Deck, Front Porch, Patio, Wall Unit-Built-In
Parking	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2024
Days on Market	332
Zoning	Zone 60

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Listing information last updated on April 18th, 2025 at 6:17pm MDT