

## **\$374,900 - 4008 40 Street, Bonnyville Town**

MLS® #E4428085

**\$374,900**

5 Bedroom, 3.50 Bathroom, 1,502 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Fantastic family home in a superb location!!! Located less than a block from the walking paths , playgrounds and the splash park. This split level home has been continuously maintained and in very good condition. This home features 5 bedrooms, 3.5 bathrooms, and 3 different living areas so everyone can spread out their wings! Recent upgrades include new shingles, central AC. Features include a fireplace, a cozy 3 season sunroom and a fully fenced yard. The kitchen has ample counter space and stainless steel appliances. With spring around the corner....now may be the perfect time to make this one yours!

Built in 1988

### **Essential Information**

MLS® #	E4428085
Price	\$374,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,502
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family



Style	4 Level Split
Status	Active

### Community Information

Address	4008 40 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2J7

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Sunroom, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
Days on Market	21
Zoning	Zone 60

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