

\$349,500 - 4001 41 Street, Bonnyville Town

MLS® #E4429625

\$349,500

4 Bedroom, 3.00 Bathroom, 1,330 sqft
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Make yourself at home in this 4 level split located in the quiet east side of Bonnyville. The main floor has an open concept living room and formal dining area which leads to the kitchen that has stainless steel appliances and lots of cabinet/cupboard space. Upstairs are 3 bedrooms a 4 pc. bathroom including the master bedroom with 3 pc. en-suite and walk-in closet. Down a short flight of stairs is the family room complete with wood fireplace as well as the 4th bedroom, 3 pc. bathroom and laundry room. The basement offers plenty of storage so you'll never run out room. Outside, you will fall in love with the large fenced and landscaped yard with alley access. Updates include windows, furnace, HWT, shingles (2010) and new air conditioner for those hot summer nights. Great location 1/2 block off Lakeshore drive which features Bonnyville's splash park, playground and walking trails.

Built in 1985

Essential Information

MLS® #	E4429625
Price	\$349,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,330
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4001 41 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1T9

Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 7th, 2025

Days on Market 9

Zoning Zone 60

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