

\$215,000 - 4302 44 Street, Bonnyville Town

MLS® #E4459037

\$215,000

3 Bedroom, 1.50 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

So much potential and an affordable price! Welcome to this home full of character and curb appeal located on a corner lot leading into a quiet cul-de-sac. This 3 bedroom, 2 bathroom home offers plenty of space and room to expand if the 3rd and 4th levels were developed. With a separate entrance leading to the 3rd level, there could be mother-in-law suite potential as well - the opportunities are endless. Main floor has decent sized galley kitchen, dining room with garden doors leading to the side deck complete with gazebo; and a great sized living room with big picture window to the front. Upstairs are 3 bedrooms along with an partly updated main bathroom. Updates over the years are some windows, and some flooring and trim. Make this your new home or a great project to complete the 3rd and 4th floors!

Built in 1978

Essential Information

MLS® #	E4459037
Price	\$215,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,100



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4302 44 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1W7

Amenities

Amenities	Deck, Vinyl Windows, Wood Windows, See Remarks
Parking	Front Drive Access

Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Landscaped, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 23rd, 2025
Days on Market	6
Zoning	Zone 60

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