

# \$279,900 - # 108, 4405 45 Avenue E, Bonnyville

MLS® #A2101829

**\$279,900**

1 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.03 Acres

Bonnyville, Bonnyville, Alberta

Freshly Painted Surfaces and equipped with brand NEW appliances with a transferable warranty. Welcome home to Spruce Villas Condominium, a splendid 55+ adult living community in Bonnyville's alluring Lakeland. Here, you'll find the chance to own an exceptional condo meticulously designed and maintained for discerning adults. Revel in the expansive open floor plan, a kitchen adorned with generous cabinetry and an island, and inviting living spaces with sleek laminate flooring. With a private outdoor area, a single-car garage, and a commitment to a smoke-free and pet-free environment, this property promises to be your oasis of serenity.

Built in 2003

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2101829               |
| Price          | \$279,900              |
| Sold Price     | \$265,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 836                    |
| Acres          | 0.03                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | # 108, 4405 45 Avenue E    |
| Subdivision | Bonnyville                 |
| City        | Bonnyville                 |
| County      | Bonnyville No. 87, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9N2P7                     |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Snow Removal                                           |
| Parking Spaces | 3                                                      |
| Parking        | Concrete Driveway, Parking Pad, Single Garage Attached |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows                                                            |
| Appliances        | Dishwasher, Electric Oven, Electric Range, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | None                                                                                                                                                       |
| # of Stories      | 1                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Crawl Space, See Remarks                                                                                                                                   |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                    |
| Lot Description   | Cul-De-Sac, Landscaped, Level, Rectangular Lot                                      |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame |
| Foundation        | ICF Block, Poured Concrete                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2024 |
| Date Sold      | June 14th, 2024    |
| Days on Market | 150                |
| Zoning         | R3                 |

HOA Fees                      0.00

**Listing Details**

Listing Office                YEGPro Realty

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