

\$269,900 - 4304 40 Street, Bonnyville

MLS® #A2104987

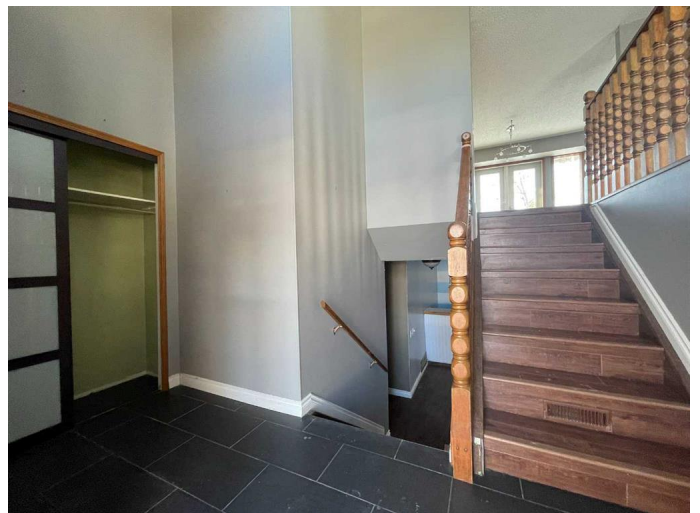
\$269,900

5 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.18 Acres

Bonnyville, Bonnyville, Alberta

Welcome Home! This family friendly, five-bedroom home is found in a fantastic area, tucked away on a quiet street. You will find it surrounded by well-kept homes in a mature and welcoming neighborhood with proximity to schools, parks, conveniences and just an easy ten-minute walk to the northern shore and scenic waters edge of Jesse Lake and its walking trails. With its™ generous square footage, you have room for everyone here with substantial family spaces, sizable front entry way, main floor laundry, three full bathrooms and plenty of storage options. The kitchen has seen a modern renovation in the past with floor to ceiling white cabinetry, tile surround, farm sink, under counter lighting and quartz counter tops. The layout is functional and bright with views of the back yard and handy access to the rear deck via the French doors in the adjoining dining room for easy BBQs. The primary bedroom features a built-in vanity/desk area and the added privacy of a full ensuite, all other bedrooms are nicely sized. Downstairs this supersized space hosts both a wet bar and a wood stove with plenty of options for how you would want to utilize this space. Family room, playroom, work out room, theatre room—there is room! Outside the yard is well treed, private and fully fenced, there is a substantial deck with privacy walls, a pergola and under deck storage. To keep your vehicles out of the elements you will enjoy the convenience of a double attached garage. This home is seeking new owners, connect



with your Realtor® and schedule your private viewing today. Make your move!

Built in 1985

Essential Information

MLS® #	A2104987
Price	\$269,900
Sold Price	\$280,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,490
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4304 40 Street
Subdivision	Bonnyville
City	Bonnyville
County	Bonnyville No. 87, M.D. of
Province	Alberta
Postal Code	T9N 1W1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	French Door, Quartz Counters, Wet Bar
Appliances	None
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Basement, Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Other

Additional Information

Date Listed	January 31st, 2024
Date Sold	February 23rd, 2024
Days on Market	22
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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