

Courtesy Of Justin Fontaine Of Panache Realty Ltd.

## \$389,900 - 4507 40 St, Bonnyville Town

MLS® #E4427788

**\$389,900**

5 Bedroom, 2.50 Bathroom, 1,404 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Charming, Updated Bungalow in a Quiet, Family-Friendly Neighborhood! This beautifully maintained and move-in-ready bungalow, offering 1,400 sqft of comfortable living space! Bright, cozy, and full of modern updates, this home is perfect for families looking for space and convenience. Step inside to find gorgeous hardwood floors leading you to a sunlit living room with a bay window and a stunning refurbished brick gas fireplace—the perfect spot to unwind. The modern kitchen features ample cabinetry, an eat-at island, and newer stainless steel appliances, while the spacious dining area is ideal for entertaining. With 5 bedrooms and 3 baths, this home has plenty of room for a growing family. Enjoy the convenience of a half bath off the side entrance and the option for main floor laundry with hook-ups ready to go. The fully developed basement adds incredible value, offering an additional kitchen space, a private office, tons of storage, and a cozy rec room. Oversized garage, deck, patio, dog run and much more

Built in 1980

### Essential Information

MLS® #	E4427788
Price	\$389,900
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4507 40 St
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1J7

### **Amenities**

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, Front Porch, Patio, R.V. Storage
Parking	2 Outdoor Stalls, Double Garage Detached, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground

Nearby, Private Setting, Schools

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 22  
Zoning Zone 60

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Listing information last updated on April 18th, 2025 at 5:02pm MDT