

\$276,000 - 204 4110 43 Avenue, Bonnyville Town

MLS® #E4429700

\$276,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Maintenance free condo living that is safe & easy to make your home: Zero steps building, from ground level parking & elevator to your suite. In floor heat with no carpets, durable vinyl plank flooring. With 7' windows, it's the view to the park, lake & premier neighborhood that's of no other in town. This building is new modern constructed with the latest engineered code & extra sound proofing to create a quiet living space. Open concept with plenty of natural sunlight from full length windows featuring a gourmet kitchen & island, SS appliances, air conditioner & LED light fixtures. Master bedroom features walk-in closet & 4 pc ensuite. Quality individual HRV ventilation system, fire code compliant, water sprinkler system, safety stair escape access & secure main entrance with buzzer. Maybe now is a time to make a move . . . to condo community living. Price incl 1 parking stall, 1 storage & 1 mail box. Fees incl heat, water, & garbage, & maintenance and are free for min 1 year. Estoppel docs available.

Built in 2015

Essential Information

MLS® #	E4429700
Price	\$276,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	204 4110 43 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1S8

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x12", HRV System
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Back Lane, Backs Onto Park/Trees, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 7th, 2025
Days on Market	13
Zoning	Zone 60
Condo Fee	\$536

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 5:02pm MDT