

## \$284,900 - 5424 52 Avenue, Bonnyville Town

MLS® #E4442156

**\$284,900**

4 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Clean, solid and well maintained home on a beautifully landscaped lot in Bonnyville. A true gem! Enormous kitchen with great sight lines to the dining room and living room. 3 season sunroom off the dining room via sliding doors, an ideal place to start those seedlings, sip coffee or safely sleep out under the stars! Three bedrooms, bathroom & laundry on main floor. Finished basement offers a fourth bedroom, 3 pc bathroom, large utility room with sump pump (no issues here!), rec room with counter and sink giving potential for bar, kitchenette or 2nd laundry area. Detached heated single garage with PAVED driveway, shed, picket fence and chain link fence with RV gate. Generous backyard features a pond, fruit & berry trees, rhubarb, perennials, and room for any size of garden you want! Located in a quiet and friendly crescent with easy access to Hwy's 41 & 28. Many upgrades over the years include windows, furnace, hot water tank & much more. You will appreciate the comforts offered in this affordable home!

Built in 1985

### Essential Information

MLS® # E4442156

Price \$284,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,139                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5424 52 Avenue  |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 2A1         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Bar, Deck, Sunroom             |
| Parking   | Heated, Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition   |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Composition   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 12th, 2025

Days on Market 10

Zoning Zone 60

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Listing information last updated on June 22nd, 2025 at 1:17pm MDT