

\$349,000 - 4308 44 Street, Bonnyville Town

MLS® #E4461386

\$349,000

4 Bedroom, 2.00 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Zero carpet â€“ zero steps! This extensively updated 1978 bungalow, built on a slab with a partial basement offers an impressive main floor living area of roughly 1,400 square feet and 500 sq ft below. The home features vented slab heating and presents an open-concept layout, enhanced by a modern kitchen renovation completed in 2015 creating a flowing living space with patio French doors leading to the huge backyard. There is a double attached garage as well as a detached single garage situated within a large pie-shaped lot, providing ample parking , kids & pet play space and storage options. New shingles 2024, and upgrades throughout the years. Nice hardwood and tile flooring -all essential amenities are conveniently located on one level. 3 bedrooms, 2 bathrooms, including main floor laundry adjacent to a two-piece bathroom, and heated garage right there at the back entry, making this home accessible and practical for all lifestyles. Everybody loves a sunroom and back concrete pad has power run for hottub.

Built in 1978

Essential Information

MLS® # E4461386

Price \$349,000



Lease Rate	\$12
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,426
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4308 44 Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1R9

Amenities

Amenities	See Remarks
Parking Spaces	8
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced
Lot Description	143'x40'x126'x32'x21'x75'

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 8th, 2025
Days on Market	6
Zoning	Zone 60

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