

Courtesy Of Marcel Sylvestre Of Panache Realty Ltd.

## **\$349,900 - 4101 47 Avenue, Bonnyville Town**

MLS® #E4040740

### **\$349,900**

6 Bedroom, 4.00 Bathroom, 1,260 sqft  
Single Family on 0 Acres

Bonnyville, Bonnyville Town, AB

Investors and first time home buyers listen up!!! Excellent opportunity to acquire an entire duplex for under \$400,000! Both sides have been substantially upgraded and show very nicely. Exterior boasts upgrades including vinyl windows and new siding. Each side totals over 1260 sq ft of fully developed living space. 3 bedrooms, one 4 pc bathroom, one 2 pc bathroom and main floor laundry. Carports provide sheltered parking along with concrete driveways. Shop and compare... this one tops the list!

Built in 1979

### **Essential Information**

MLS® #	E4040740
Price	\$349,900
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,260
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	ACTIVE



## Community Information

Address	4101 47 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2H5

## Amenities

Features	Hot Water Natural Gas, Laundry-Same Floor, Vinyl Windows
Parking	2 Outdoor Stalls, Double Carport

## Interior

Interior	Carpet, Laminate Flooring, Linoleum
Interior Features	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	2

## Exterior

Exterior	Vinyl
Exterior Features	Landscaped, Level Land, Playground Nearby, Corner
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Listing information last updated on October 26th, 2020 at 12:31am MDT