

## **\$409,900 - 4809 53a Street, Bonnyville Town**

MLS® #E4081220

### **\$409,900**

3 Bedroom, 2.00 Bathroom, 2,496 sqft  
Single Family on 0 Acres

Bonnyville, Bonnyville Town, AB

### **INVESTOR OR FIRST TIME HOME BUYER!!**

Excellent opportunity to own this great duplex style home in Bonnyville. So many options here - rent out both sides or live in one side and rent the other as a mortgage helper! Located in the heart of Bonnyville on beautiful tree-lined street, across the street from park, walking trails and Jesse Lake and walking distance to shops and more! Main floor features large living room with laminate flooring, kitchen overlooking backyard and 2pc bathroom for added convenience. 3 bedrooms upstairs with 4pc bathroom. No carpets in this entire home. Basement is unfinished and awaiting your ideas or would make a great space for storage. Recent upgrades include some new vinyl windows, newer furnace and hot water tank. Adjacent units 4801, 4803, 4805 & 4807 also for sale.

Built in 1970

### **Essential Information**

MLS® #	E4081220
Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,496



Acres	0.18
Year Built	1970
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	4809 53a Street
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1Y7

### **Amenities**

Features	Vinyl Windows
Parking	On Street

### **Interior**

Interior	Laminate Flooring, Linoleum
Interior Features	Refrigerator, Stove-Electric
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	2

### **Exterior**

Exterior	Stucco, Wood
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete
Foundation	Concrete

### **Additional Information**

Zoning	R3
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Listing information last updated on October 26th, 2020 at 12:16am MDT