



## 4004 45 Avenue Bonnyville Town AB

\$309,900

An invitation to spacious living! Beautiful, 1620 sq. ft. Bungalow with family friendly design. Cozy sunken living room offers cedar vaulted ceiling, feature wall with brick surround wood fireplace and sliding doors lead onto a huge, 2 tiered back deck with built in seating. Open kitchen has plenty of cabinet space with eat at island and dining nook. Bright formal dining room is ideal for large table or entertaining. 4 bedrooms and 3 baths including a master with garden doors to deck and 3 pc ensuite. Basement is fully developed with enormous rec room with updated laminate flooring, additional wood fireplace, laundry room with sink and tons of storage. Yard is fenced and nicely landscaped with flower beds, mature trees, concrete walk way, back alley access, shed & attached double garage. Great location, close to schools and parks! Make your Move!

Listing Presented By:



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