



## 4418 45 Avenue Bonnyville Town AB

\$227,000

Property with Potential! This bungalow presents a great opportunity for those looking to invest! Located just a few blocks from the lake and within walking distance to local amenities and schools. Main floor features an updated kitchen with eating bar and good sized living room with picture window. Dining area opens to a back deck. 3 bedrooms and 2 baths including a primary with 2 pc ensuite. Basement is fully developed with a family/rec room, extra room/ office, laundry and storage. Landscaped and fenced yard includes a 22' x 24' detached garage with back alley access. Create Your Perfect Space!

Listing Presented By:



Originally Listed by:

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