



## 4301 45 Street Bonnyville Town AB

\$268,000

Instantly Appealing! This delightful bungalow has been upgraded throughout the years! Cozy living room features a bay window and a brick-faced gas fireplace, perfect for relaxing with family. The bright kitchen offers plenty of cabinetry, a large island, pantry and spacious dining area, ideal for entertaining. 5 bedrooms and 2 bathrooms including a 5-piece main bath with double sinks. The fully finished basement adds extra living space with a comfortable rec room (complete with a rough-in for a wood stove), a convenient laundry area, and ample storage. Many extras including A/C! Nicely landscaped, fenced yard with concrete walkways/ patio and an oversized front gravel parking area. Close to parks, church and lakeshore drive walking/ biking trails. Neat, Sweet and Complete!

Listing Presented By:



Originally Listed by:  
RE/MAX Bonnyville Realty

Natalie@Bonnyvillerealty.com  
<http://www.bonnyvillerealty.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)