



## 4302 39 Street Bonnyville Town AB

\$310,000

Prime location directly across from H.E.B, everything you need is just a stone's throw away. With new shingles installed in 2024, fresh flooring, trim, and doors, and a new furnace for both the house and garage, this home is truly move-in ready. Upon entering, you'll be greeted by a welcoming entrance with a large closet that leads to a bright and airy living room. The kitchen with new stainless steel appliances and ample storage space. The back entrance provides easy access to the fully fenced backyard (2023) and heated double detached garage. The primary bedroom awaits with a half-bath ensuite and a generously sized closet. The main floor also includes two additional bedrooms and a full 4pc bath. Venture downstairs to find a huge rec room perfect for entertaining, a laundry area, ample storage, and a den that can be easily converted into a fourth bedroom. There's also potential for a fifth bedroom and a third bathroom, with the initial setup already in place—just bring your finishing touches.

Listing Presented By:



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