



## 4401 49 Avenue Bonnyville Town AB

\$229,900

Step into this charming bungalow that's sure to steal your heart! With 1040 square feet of cozy living space, this delightful home offers 3 bedrooms and 1 bathroom, perfect for small families or those looking to downsize without sacrificing comfort. The open concept floor plan creates a breezy, inviting atmosphere that's ideal for entertaining or simply relaxing after a long day. The primary bedroom is generously sized, providing a peaceful retreat for rest and rejuvenation. The spacious 22' x 24' insulated garage offers ample room for vehicles and storage. The large corner lot is a true gem, beautifully landscaped and fully fenced, providing a private outdoor oasis for gardening, barbecues, or soaking up the sun. A welcoming front porch adds to the home's curb appeal and offers a perfect spot for sipping morning coffee or enjoying evening chats with neighbors. Speaking of location, this home is conveniently situated within walking distance to numerous amenities including shopping, schools & groceries!

Listing Presented By:



Originally Listed by:  
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