



4405 44 Avenue Bonnyville Town AB

\$339,900

Home Sweet Home! The perfect blend of comfort, convenience & modern living. Boasting updates throughout, this bi-level is sure to impress! Spacious living room greets you w/ bay window, vinyl plank flooring & tile surround gas fireplace, creating an inviting atmosphere for relaxing or entertaining. Dining area features garden doors that lead onto a no maintenance deck w/ gas hook up for BBQ. Well equipped modern kitchen has large island, corner pantry & stainless steel appliances. 4 bdrms + 3 baths including a primary 3 pc ensuite & WI closet. Fully developed basement offers a large rec room, office, flex room, laundry facilities & tons of storage space. Most upgrades done within the last 4 yrs including flooring, paint, bathrooms, kitchen, electrical panel, basement development & much more! Nicely landscaped, fenced yard w/ patio, gate for back alley access & extra back parking. Attached, insulated, double garage! Situated in a great neighborhood close to parks! Welcome to Your Family's Happy Place!

Listing Presented By:



Originally Listed by:
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