



## 4701 49 Street Bonnyville Town AB

\$214,900

Bursting with potential, this charming 1.5 story "Cape Cod" home offers curb appeal, ideal for first time buyer's, renovators, or landlords. Featuring a remodeled main floor, bathroom, with new flooring, custom kitchen, windows, a commercial water tank, shingles, and a new porch. Spacious kitchen and dining area, 2 bedrooms, and a large bonus room. The basement, with a private entrance, is framed for 2 additional bedrooms, a den, living room and kitchen, has a 4 pc. bath and ready for your finishing touches. Set on a large fenced lot, perfect for future garage development, this property is within walking distance of downtown, schools, hospital, recreational facilities and parks. Invest today!!!!

Listing Presented By:



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