

# \$389,900 - 4001 46 Street, Bonnyville Town

MLS® #E4432513

**\$389,900**

8 Bedroom, 4.00 Bathroom, 2,000 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

What an opportunity! This 1987, 4 bed, 2 bath (per side) duplex is renovated and ready to go! With updated kitchens, updated flooring, doors and trim throughout, finished basements with huge family rooms, storage rooms, and laundry set up. Comfortably live in one side and rent out the other, or rent both. Close to Jessie lake walking trails and backs on to a local park. Plenty of parking on site as well. Currently both sides are rented.

Built in 1987

## Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4432513            |
| Price          | \$389,900           |
| Bedrooms       | 8                   |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 2,000               |
| Acres          | 0.00                |
| Year Built     | 1987                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

## Community Information

Address 4001 46 Street



|             |                 |
|-------------|-----------------|
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 1R2         |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Rear Drive Access           |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                               |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Vinyl           |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 210              |
| Zoning         | Zone 60          |

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Listing information last updated on November 20th, 2025 at 7:32pm MST