# \$449,500 - 3606 Beau Vista Boulevard, Bonnyville Town

MLS® #E4385707

#### \$449.500

4 Bedroom, 3.00 Bathroom, 1,247 sqft Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This 2014 fully finished 1247 sq. ft. modified bi-level is located on a quiet street in Beau Vista!! It includes 4 bedrooms 3 bathrooms with a bright open concept. The kitchen has quartz counter tops, modern cabinets, bar style island, pantry, and patio door that leads out to the back deck. The living area is bright and cozy featuring gas fireplace. The master suite has an oversized walk-in closet and 5 pc en-suite. The bright walk out basement leads out to a concrete patio which backs onto an environmental reserve at the back of the yard. Garage space not a problem!!! The triple attached garage even has enough room for your boat. To finish this home off the yard is completely landscaped for your enjoyment.



#### **Essential Information**

MLS® # E4385707 Price \$449,500

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,247

Acres 0.00

Year Built 2014

Type Single Family







Sub-Type Detached Single Family

Style Bi-Level
Status Active

## **Community Information**

Address 3606 Beau Vista Boulevard

Area Bonnyville Town

Subdivision Bonnyville

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 0C8

#### **Amenities**

Amenities Deck, Walkout Basement, Vacuum System-Roughed-In

Parking Spaces 6

Parking Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 5th, 2024

Days on Market 553

# Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 7:47am MST