

## **\$644,800 - 3717 Beau Vista Boulevard, Bonnyville Town**

MLS® #E4427580

**\$644,800**

5 Bedroom, 3.50 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This 5 bed + 4 bath is beautifully crafted & designed! Large foyer opens to a bright main living area w/ large living room w/ gas fireplace. Bright kitchen w/ quartz counter tops, modern shaker style cabinets, huge island w/ sink. Dining area w/ garden door that leads onto the no maintenance covered deck w/ glass railings & hook up for BBQ. WI pantry w/ built ins and additional kitchen prep space that flows to main floor laundry. Upper level has a bonus room, 3 spacious bedrooms including a impressive primary w/ WI closet & spa inspired ensuite w/ double sinks, stand up shower. Fully developed basement is roughed in for in slab heating, 3pc bath (steam shower), bedroom, storage & rec room w/ bar & gas fireplace has a walk out to an incredible patio designed to entertain w/ large gourmet wood-fired brick oven, outdoor billiards table, firepit area, garden, fenced-in yard w/ oversize gate, shed. Whole home air purification system & humidifier, on demand hot water, RV Parking! BONUS \$2500 APPLIANCE CREDIT!

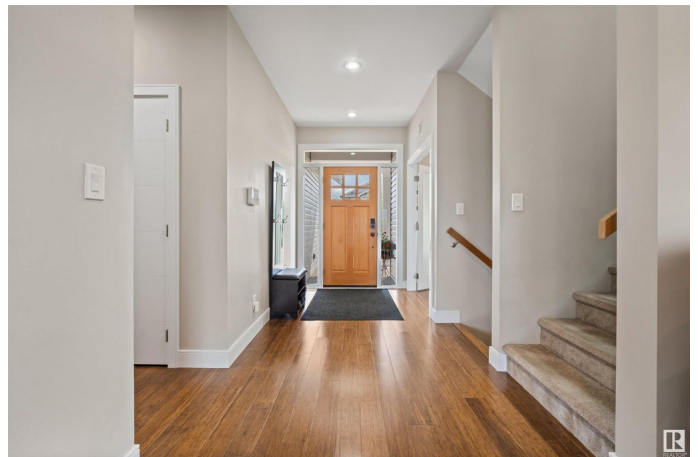
Built in 2013

### **Essential Information**

MLS® # E4427580

Price \$644,800

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3717 Beau Vista Boulevard
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0A9

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Front Porch, Patio, R.V. Storage, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Insulated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Storage Shed, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	149
Zoning	Zone 60

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Listing information last updated on August 20th, 2025 at 6:47pm MDT