# \$621,900 - 3717 Beau Vista Boulevard, Bonnyville Town

MLS® #E4427580

### \$621.900

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 fover 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!



#### **Essential Information**

MLS® # E4427580 Price \$621,900

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

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 221

Zoning Zone 60

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Listing information last updated on October 31st, 2025 at 2:32pm MDT