

## **\$619,000 - 3704 Lakeshore Drive, Bonnyville Town**

MLS® #E4443614

**\$619,000**

4 Bedroom, 3.00 Bathroom, 2,021 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

**NEW PAINT & UPDATES!** Only a few houses built on the lake side of Lakeshore Drive that gives you the feel of country living on the shores of Jesse's conservatory wetlands. This custom built house boasts the high vault ceiling allowing the huge windows to offer natural flowing light amongst the open concept family area. White kitchen cabinets contrasting and smashing black granite countertops thru out, gas fireplace and that walk-through pantry is a soo functional. Upstairs you'll find a large master suite offering a WI shower, jet tub, large WI closet. Glass chandelier in the 16' entrance is impressive! Lower level is fully developed with in floor heat, family rec zone. Pantry & closets ready for customizing or the wire shelving is in garage. South facing back fenced yard, concrete around whole house & deck is ready for the endless sunrises & beauty sunsets along with the music of water foul in spring & fall. Here is prestigious 3400 sq ft family home that is ready to make your own.

Built in 2010

### **Essential Information**

MLS® # E4443614

Price \$619,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,021                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3704 Lakeshore Drive |
| Area        | Bonnyville Town      |
| Subdivision | Bonnyville           |
| City        | Bonnyville Town      |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9N 0A4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 10 ft., Deck, Exercise Room, Fire Pit, Hot Water Instant, Vaulted Ceiling, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated   |
| Is Waterfront  | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Heatilator/Fan, Mantel, Marble Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco                             |
| Exterior Features | Backs Onto Lake, View Lake, Waterfront Property |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Stucco                             |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Notre Dame / Duclos       |
| Middle     | HE Bourgoin / Dr Brosseau |
| High       | BCHS / Notre Dame         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 82              |
| Zoning         | Zone 60         |

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Listing information last updated on September 10th, 2025 at 3:17pm MDT