

## \$424,900 - 3806 Beau Vista Boulevard, Bonnyville Town

MLS® #E4434334

**\$424,900**

4 Bedroom, 3.50 Bathroom, 1,673 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Sophisticated Living! This 2-storey home offers a modern open concept main floor design. The bright living room features a stylish electric fireplace, creating a cozy yet contemporary ambiance. Lovely kitchen with cabinets galore, white quartz countertops, a full wall pantry & dining area garden door leads to a convenient 10'x14' covered back deck. 4 bedrooms & 4 baths including a front entrance half bath & a generous primary bedroom with walk-in closet & 3-pc ensuite. Second level bonus room offers additional private living space & laundry room equipped with cupboards & folding counter. Basement is mostly developed & features vinyl plank flooring, a versatile rec room & ample storage options. Outside, the fenced & landscaped yard includes a double attached garage & an oversized front concrete pad for extra parking. Located in Beau Vista within walking distance to parks, schools, & town amenities. Live Beautifully, Now!

Built in 2015

### Essential Information

MLS® #	E4434334
Price	\$424,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3806 Beau Vista Boulevard
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2P4

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Front Porch
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 2nd, 2025  
Days on Market      37  
Zoning                Zone 60

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