

## **\$374,900 - 4705 Lakeshore Drive, Bonnyville Town**

MLS® #E4425377

**\$374,900**

4 Bedroom, 2.50 Bathroom, 1,682 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

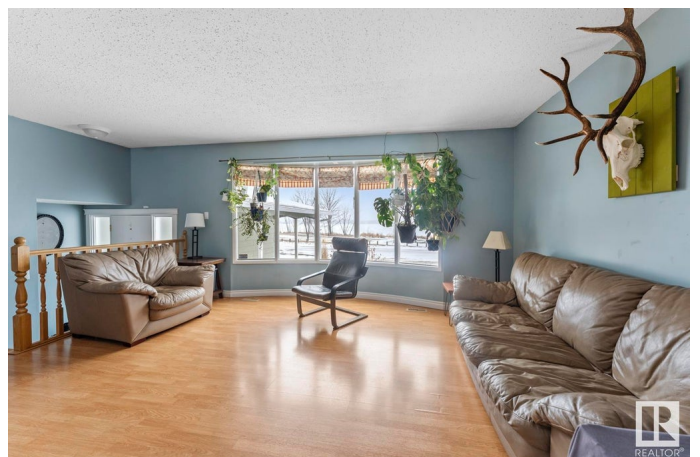
A Home To Call Your Own! Overlooking Jessie Lake, this 4-level split offers room to grow. Kitchen w/ ample cabinetry, glass-front display cabinets, eat-at counter & roomy dining area. Bright front living room w/ bay window. Lower level has cozy family room w/ brick-faced wood fireplace & sliding door leads to back patio w/ gas hookup for BBQ. Side entrance presents potential for home business w/ office, half bath & skylight. Laundry area leads to the attached heated garage. 4 bdrms + 3 baths including a primary w/ 3pc ensuite & WI closet. Developed basement offers a rec room & abundant storage space. Upgrades over the past 10 years: some windows, paint, garage door, ensuite, HWT, 2 HE furnaces & more! Fenced & beautifully landscaped lot is a gardener's dream w/ an orchard, many perennials, garden boxes, fire-pit area & shed. Gate from back alley leads to a newer concrete parking pad, perfect for RV. Family friendly w/ walking/biking trails right across the street & parks nearby. Look Beyond The Ordinary!

Built in 1975

### **Essential Information**

MLS® # E4425377

Price \$374,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,682
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4705 Lakeshore Drive
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1P9

### Amenities

Amenities	Off Street Parking, Crawl Space, Patio, Skylight, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	39
Zoning	Zone 60

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Listing information last updated on April 19th, 2025 at 11:32pm MDT