

## **\$439,000 - 3608 Beau Vista Boulevard, Bonnyville Town**

MLS® #E4429436

**\$439,000**

3 Bedroom, 2.00 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

SIMPLY immaculate inside & out! This beauty in Beau Vista is fully fenced & backs onto an environmental reserve. Curb appeal is A+ w/vinyl siding & rock features. Walk into the spacious front entrance w/ coat closet & direct access to the heated double attached garage. Main floor has 9' ceilings with open concept layout. Kitchen has stunning espresso cabinetry, quartz counters, pantry, S/S appliances, back splash & eat up middle island. Adjacent built in desk, custom blinds, dining room w/ feature wall & a cozy living room space w/ gas fireplace(mantle & stone surround) & BIG south facing windows. This level has a 4 piece bathroom with quartz counters/tile flooring & 2 side by side bedrooms. The upper floor houses the primary bedroom with walk in closet & 3 piece ensuite bathroom(walk in shower). This home has no bi-folds in any of the rooms, all full size closet doors. A/C for hot summer days. Unfinished HEATED basement is a WALKOUT & awaits your creative ideas. Concrete patio out back w/ shed & south sun!



Built in 2014

### **Essential Information**

MLS® # E4429436

Price \$439,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3608 Beau Vista Boulevard
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0C8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Walkout Basement
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Schools, Shopping

	Nearby
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	14
Zoning	Zone 60



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Listing information last updated on April 19th, 2025 at 3:47pm MDT