

## **\$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	14
Zoning	Zone 60

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