

\$640,777 - 3717 Beau Vista Boulevard, Bonnyville Town

MLS® #E4427580

\$640,777

5 Bedroom, 3.50 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This 5 bed + 4 bath is beautifully crafted & designed! Large foyer opens to a bright main living area w/ large living room w/ gas fireplace. Bright kitchen w/ quartz counter tops, modern shaker style cabinets, huge island w/ sink. Dining area w/ garden door that leads onto the no maintenance covered deck w/ glass railings & hook up for BBQ. WI pantry w/ built ins and additional kitchen prep space that flows to main floor laundry. Upper level has a bonus room, 3 spacious bedrooms including a impressive primary w/ WI closet & spa inspired ensuite w/ double sinks, stand up shower. Fully developed basement is roughed in for in slab heating, 3pc bath (steam shower), bedroom, storage & rec room w/ bar & gas fireplace has a walk out to an incredible patio designed to entertain w/ large gourmet wood-fired brick oven, outdoor billiards table, firepit area, garden, fenced-in yard w/ oversize gate, shed. Whole home air purification system & humidifier, on demand hot water, RV Parking! BONUS \$2500 APPLIANCE CREDIT!

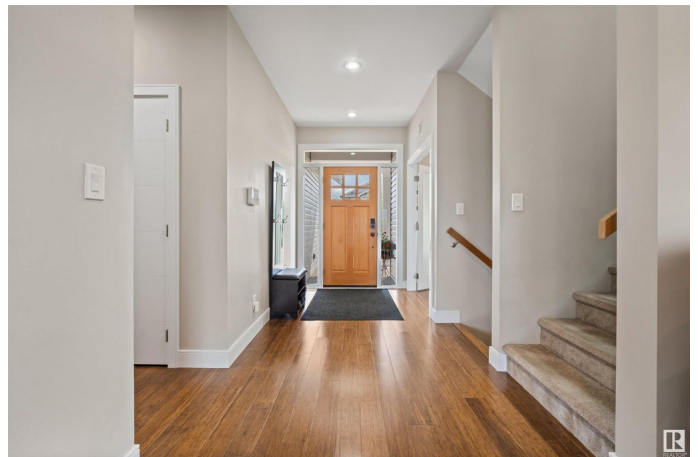
Built in 2013

Essential Information

MLS® # E4427580

Price \$640,777

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3717 Beau Vista Boulevard
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0A9

Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Front Porch, Patio, R.V. Storage, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Insulated
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Storage Shed, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Insulated Concrete Form

Additional Information

Date Listed	March 24th, 2025
Days on Market	152
Zoning	Zone 60

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Listing information last updated on August 23rd, 2025 at 1:17am MDT