



## 3806 Beau Vista Boulevard Bonnyville Town AB

\$419,900

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!

Listing Presented By:



Originally Listed by:  
RE/MAX Bonnyville Realty

Natalie@Bonnyvillerealty.com  
<http://www.bonnyvillerealty.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)