



## 4417 Lakeshore Drive Bonnyville Town AB

\$279,900

Excellent opportunity for large family or revenue potential! This home offers 5 bedrooms and 4 bathrooms on LAKESHORE DRIVE! Living room features a wood burning fireplace and sliding doors to the front yard, formal dining room has access to the generous sized backyard with beautiful elm trees. Kitchen and breakfast room are just off the entrance from the attached double garage and powder room. Upstairs hosts 4 bedrooms including the primary suite with great sized walk in closet, 4 pc ensuite and access to WALKOUT DECK with a spectacular view of Jessie Lake. Downstairs features a large family room with built in bookshelves, office or crafts area, bedroom, laundry area, 3 pc bathroom and cold room. Recent upgrades include windows (2006), furnace, hot water tank, roof covering (2019), carpet, laminate, some paint. Kids playground is kitty corner from huge backyard, and an adults outside gym is across the front street. Seller offering \$5,000 cash back to buyer on closing for installation of a new fence!

Listing Presented By:



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Panache Realty Ltd.

trinatapscott@outlook.com  
<http://www.bonnyvillerealestate.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215