

Courtesy Of Gina Lapointe Of Panache Realty Ltd.

## \$469,000 - 3705 Lakeshore Drive, Bonnyville Town

MLS® #E4428985

**\$469,000**

5 Bedroom, 3.00 Bathroom, 1,412 sqft  
Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Welcome to 3705 Lakeshore Drive! This 5 bed / 3 bath home offers 2820 square feet of living space! Discover the perfect blend of comfort and functionality. Ideally situated near walking trails, the splash park, playgrounds & schools, this location truly has it all! Step inside to discover a spacious foyer that simplifies those busy morning routines. The kitchen shines with new quartz countertops, a convenient eat-at peninsula, corner pantry, and abundant cabinet space. Three bedrooms on the main floor include the master with generous space featuring a walk-in closet and ensuite. Downstairs reveals two additional bedrooms, a laundry room, full bathroom, and an large recreation room perfect for entertaining guests. Enjoy modern comforts including air conditioning, in-floor heating, tankless water heater. The heated double attached garage boasts a brand-new door, plus there's bonus enclosed storage beneath the deck! Let the dogs & kids play in the fully fenced back yard and enjoy BBQs on the large deck!

Built in 2009

### Essential Information

MLS® #	E4428985
Price	\$469,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,412
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3705 Lakeshore Drive
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0A4

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Schools
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 15  
Zoning Zone 60

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Listing information last updated on April 18th, 2025 at 12:17pm MDT