







4714 38A Street  
Bonnyville, AB



**\$349,900.00**

## Features

-  Bi-Levels
-  2 Bedrooms
-  2 Bathrooms
-  Main 1100 sq ft

## Interior Finish

- >Custom Cabinets
- >Arborite Countertops,Soft-Close
- >Stainless Steel Appliance Package
- >Granite Kitchen Sink
- >Spray Faucet in the Kitchen and
- >Upgraded Taps in Bathrooms
- >Stair Railing w/Metal Spindles
- >Triple Pane Windows
- >Underfloor Heat Roughed In
- >Dynovac System Roughed In
- >High Efficiency Furnace
- >High Efficiency Hot Water Tank
- >Upgraded Baseboards and Casings
- >Swing Doors Throughout
- >9 Foot Ceilings in the Basement

## Beau Vista Community

This lakeside town is located between Cold Lake and St. Paul, about 240 kilometres from Edmonton. Bonnyville is known

for its diverse cultural heritage and rich natural resources, making it a great community for work or play. There are a number of educational and recreational facilities available to the populace, and is considered an ideal place to raise a family.

Due to its location by Jessie Lake the town experiences amazing bird migrations every year, and the additional wildlife in the area makes it popular with bird watchers, hunters, fishermen, and anyone with a love of nature.