

## \$324,900 - 4603 Lakeshore Drive, Bonnyville Town

MLS® #E4445949

**\$324,900**

3 Bedroom, 2.50 Bathroom, 1,443 sqft

Single Family on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Boasting over 1400 sq-ft this Bungalow located on Lakeshore Dr. features 3 bedrooms, 3 bathrooms, L-shaped Kitchen, Semi-formal dining room, and of course the unobstructed views of the lake out your living room. The wood beams on the ceiling and full brick wall complete with a natural gas fireplace, add to the custom look of the home. The partially finished basement consists of a rec room, a half bath, 2 storage rooms, and potential for a 4th bedroom. The large back yard is home to a concrete patio, mature trees, and a storage shed for all your tools. Located just across the road is the Lions Memorial Park and outdoor fitness area. This property is located in Area 4 of the Lakeshore Drive Community Recreation Plan, which could be the future home to 2 multipurpose courts, a seasonal ice rink, washrooms, and sitting areas.

Built in 1975

### Essential Information

MLS® #	E4445949
Price	\$324,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,443
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4603 Lakeshore Drive
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 1P9

### Amenities

Amenities	Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        73  
Zoning                    Zone 60

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Listing information last updated on September 15th, 2025 at 3:17pm MDT