

## \$539,900 - 3 Promenade Place, Beaumont

MLS® #E4454876

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

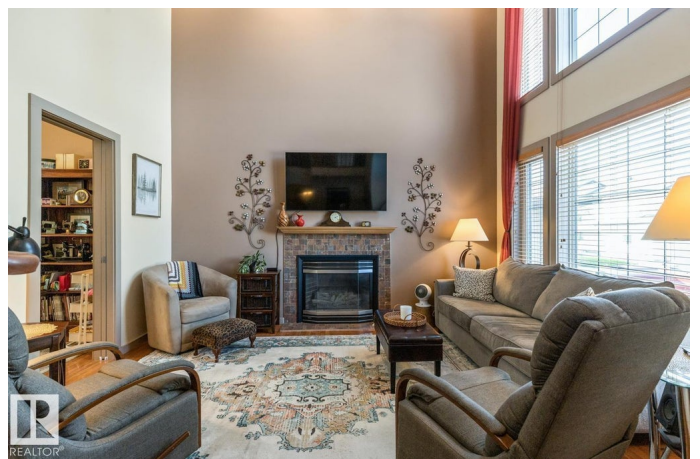
Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this charming & beautifully maintained home tucked on a quiet cul-de-sac, offering 4 bedrooms & 3.5 baths. A grand entrance with soaring ceilings opens to a bright living room with hardwood floors, cozy fireplace & an abundance of natural light. The kitchen boasts ample cabinetry, stainless steel appliances, island & large dining area. A den, laundry & guest bath complete the layout. Upstairs, the primary suite impresses with dual closets & 5pc ensuite. A spacious 2nd bedroom & 4pc bath complete the level. The F/F basement has infloor heat & features a large family room, 2 additional bedrooms, 3pc bath with steam shower. Heated 21x28 garage with extra large driveway. Upgrades include Roof 2017, 7 Windows 2023, HWT 2017, Gas F.P rebuilt 2024. ENJOY the private, landscaped yard with an expansive covered deck, perfect for entertaining. Ideally located just steps from Coloniale Golf Course, parks, schools, trails & shopping.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454876  |
| Price     | \$539,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,611                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3 Promenade Place            |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1R1                      |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Vaulted Ceiling                            |
| Parking   | Double Garage Attached, Heated, Over Sized |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                      |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                        |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 82           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 2:47am MDT