

## \$557,999 - 75 Coloniale Way, Beaumont

MLS® #E4447862

**\$557,999**

4 Bedroom, 3.00 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Enjoy the privacy of having only one neighbour and uninterrupted views of lush greenery right from your backyard. This thoughtfully designed home offers the luxury of a spacious double plus garage and an exposed aggregate driveway that adds to its curb appeal. Step inside to find granite countertops, a cozy gas fireplace, and an open layout perfect for both relaxing and entertaining. With 4 bedrooms and 3 full bathrooms, this home offers an ideal combination of comfort, functionality, and location. Whether you're downsizing, upsizing, or simply searching for that perfect balance of nature and neighbourhood, this is the one. Upgrades include: New plumbing 2025, AC Installed 2023, Shingles 2020, Appliances 2022-2023, Hot water tank 2022, Furnace 2010, Counters 2015, Sunroom 2017. With all these upgrades, there's nothing left to do to this home it's truly move-in ready!

Built in 1994

### Essential Information

MLS® #	E4447862
Price	\$557,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,371



Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	75 Coloniale Way
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1M3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 15th, 2025

Days on Market 13

Zoning Zone 82

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