

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

MLS® #E4454876

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

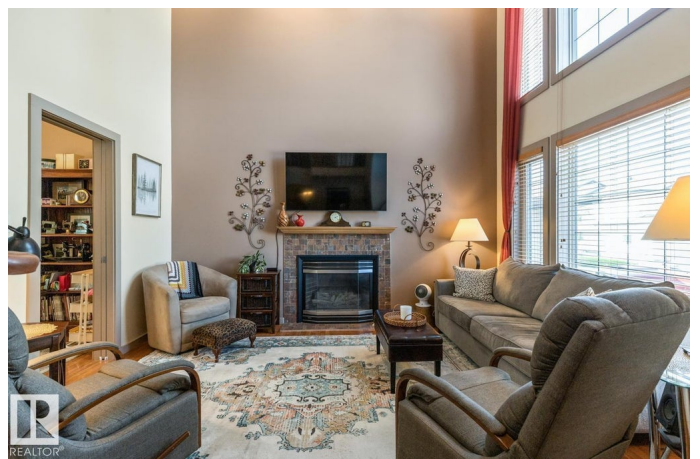
Coloniale Estates (Beaumont), Beaumont, AB

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	1
Zoning	Zone 82

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Listing information last updated on August 28th, 2025 at 8:32am MDT