

## \$859,000 - 71 Promenade Boulevard, Beaumont

MLS® #E4430614

**\$859,000**

4 Bedroom, 2.50 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Spectacular walkout bungalow backing the 2nd fairway of the Colonial Golf Course! Enjoy peaceful views and a meticulous, landscaped yard with sprinkler system from your east-facing 3-season sunroom—perfect for morning coffee or evening unwinding. This 1655 sq ft executive home features hardwood floors, a dramatic open foyer with spiral staircase, granite countertops, downdraft stove, instant hot water & reverse osmosis to sink/fridge, walk-through pantry, and main floor laundry with ample cabinetry. The grand living room includes custom built-ins, with a formal dining room and spacious nook. The primary suite offers a walk-in closet and spa-like ensuite with soaker tub, shower, and makeup vanity. The walkout basement extends your living space with in-floor heating, 3 bedrooms, 3 flex spaces, a 3-pc bath, bar & bar fridge. Heated oversized double garage with floor drain and hot/cold taps. Freshly painted and move-in ready—just bring your clubs and settle in!

Built in 2002

### Essential Information

MLS® # E4430614

Price \$859,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,655                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 71 Promenade Boulevard       |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1R1                      |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Bar, Fire Pit, Sunroom, Wet Bar |
| Parking   | Over Sized                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Golf Nearby, Hillside, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Ecole Coloniale Estates |
| Middle     | Ecole JE Lapointe       |
| High       | Beaumont Comp           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 11               |
| 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 April 22nd, 2025 at 12:47am MDT