

## \$545,000 - 42 Coloniale Way, Beaumont

MLS® #E4447541

**\$545,000**

5 Bedroom, 3.00 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

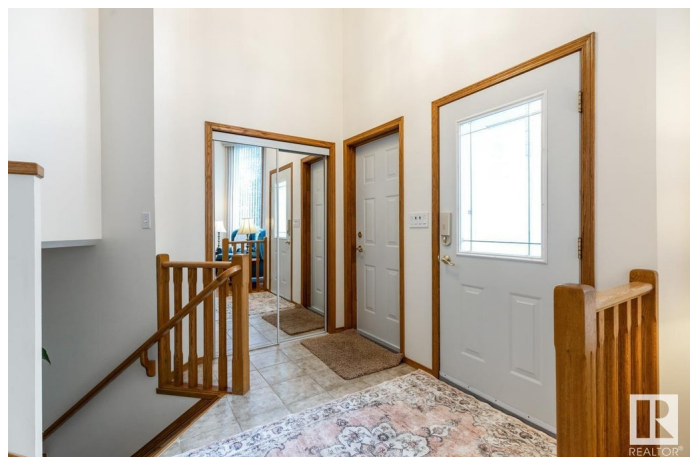
Backing Coloniale Golf Course, you will find this meticulously maintained family home featuring AC, 5 bedrooms, 3 baths & HEATED garage. You are invited in to find a spacious entry that opens to the living room with cozy fireplace, bathed in natural light & laminate floors that lead to the dining room. The kitchen offers plenty of cabinets, newer S/S appliances & granite island that looks over the breakfast nook. King sized primary suite with walk in closet & ensuite. 2 more bedrooms are both generous in size & 4pc bath complement the functional layout. Moving down to the fully finished basement you will ENJOY family time in the rec room. Bedrooms 4 & 5, 4pc bath, flex room, laundry & ample storage space complete this awesome family home. UPDATED INSULATION, FURNACE, GARAGE HEATER & HWT - all done in 2019. LOVE the PRIVATE, fenced & landscaped yard with new deck & patio that looks over the golf course. All just steps away from parks, schools, shopping & all amenities that Beaumont has to offer!

Built in 1995

### Essential Information

MLS® # E4447541

Price \$545,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,455                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 42 Coloniale Way             |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1M2                      |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Patio, See Remarks |
| Parking   | Double Garage Attached, Heated            |

### **Interior**

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

### **Exterior**

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 82         |

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Listing information last updated on July 14th, 2025 at 7:02am MDT