

## \$449,900 - 1 Country Club Drive, Beaumont

MLS® #E4431419

**\$449,900**

3 Bedroom, 1.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to the highly-desirable neighbourhood of Coloniale Estates, in Beaumont! This two-storey family homes backs directly onto a lovely tree-stand on Coloniale Golf Club property. The main floor features formal dining room, living room with gorgeous fireplace feature and good sized kitchen with corner pantry. Upper level includes large bonus room, 3 bedrooms and a 5-piece bathroom with direct access to the primary bedroom. Basement is partly-finished and ready for your personal touch. Double attached garage, fully landscaped yard and walking distance to Ecole Horizon Heights School!

Built in 1999

### Essential Information

MLS® #	E4431419
Price	\$449,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,780
Acres	0.00
Year Built	1999
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Country Club Drive
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1N3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	14
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 30th, 2025 at 10:02pm MDT