

\$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

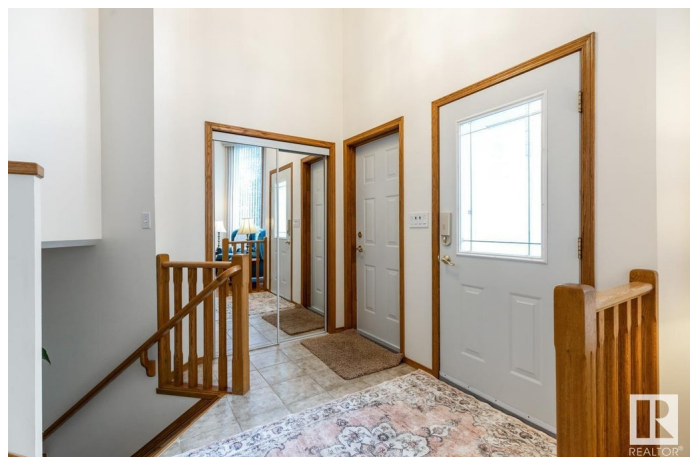
Backing Coloniale Golf Course, you will find this meticulously maintained family home featuring AC, 5 bedrooms, 3 baths & HEATED garage. You are invited in to find a spacious entry that opens to the living room with cozy fireplace, bathed in natural light & laminate floors that lead to the dining room. 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 | 5 |
| Zoning | Zone 82 |

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Listing information last updated on July 16th, 2025 at 10:02pm MDT