

\$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

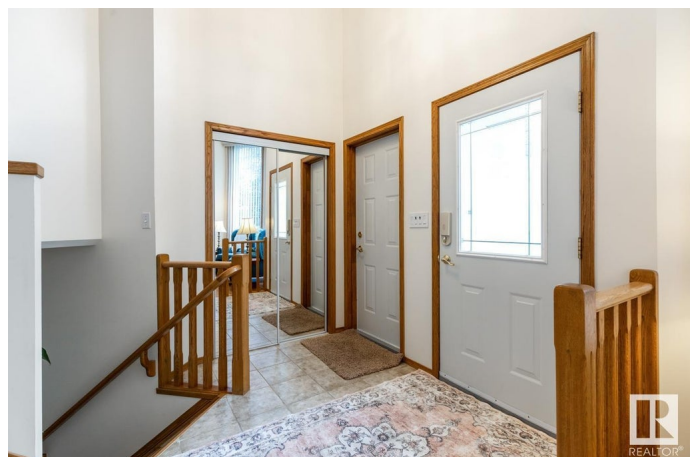
Backing Coloniale Golf Course, you will find this meticulously maintained family home featuring AC, 5 bedrooms, 3 baths & HEATED garage. You are invited in to find a spacious entry that opens to the living room with cozy fireplace, bathed in natural light & laminate floors that lead to the dining room. 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	3
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 July 15th, 2025 at 1:47am MDT