

\$557,999 - 75 Coloniale Way, Beaumont

MLS® #E4447862

\$557,999

4 Bedroom, 3.00 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Enjoy the privacy of having only one neighbour and uninterrupted views of lush greenery right from your backyard. This thoughtfully designed home offers the luxury of a spacious double plus garage and an exposed aggregate driveway that adds to its curb appeal. Step inside to find granite countertops, a cozy gas fireplace, and an open layout perfect for both relaxing and entertaining. With 4 bedrooms and 3 full bathrooms, this home offers an ideal combination of comfort, functionality, and location. Whether you're downsizing, upsizing, or simply searching for that perfect balance of nature and neighbourhood, this is the one. Upgrades include: New plumbing 2025, AC Installed 2023, Shingles 2020, Appliances 2022-2023, Hot water tank 2022, Furnace 2010, Counters 2015, Sunroom 2017. With all these upgrades, there's nothing left to do to this home it's truly move-in ready!

Built in 1994

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4447862 |
| Price | \$557,999 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,371 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 75 Coloniale Way |
| Area | Beaumont |
| Subdivision | Coloniale Estates (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1M3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 15th, 2025

Days on Market 12

Zoning Zone 82

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