

## \$284,900 - 2 5102 30 Avenue, Beaumont

MLS® #E4449429

**\$284,900**

2 Bedroom, 2.50 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Welcome to Village de Mirabelle in Beaumont! Perfect for professionals seeking space, privacy & quick access to shopping & EIA. This large townhouse features a unique double tandem garage with great storage & room for 2 small cars. Perfect for Alberta winters. Lower level includes utility area & under stair storage. Main floor offers an open-concept kitchen, HUGE living room with big windows & dinette with sliding door to the private back deck! No rear neighbours. Kitchen features black appliances, pantry, linoleum flooring & a window overlooking the yard. A 2-pce bath completes the main level. Upstairs, you'll find 2 large bedrooms, each with its own ensuite. The primary suite includes a walk-in closet & 4-pce bath. Hallway access to upper floor in-suite laundry adds convenience. Let the condo take care of grass cutting & snow removal. Affordable, stylish & move-in ready! This home checks all the boxes for modern, low-maintenance living!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449429  |
| Price     | \$284,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,432             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 5102 30 Avenue  |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0A9           |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Deck, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 3                                       |
| Parking        | Double Garage Attached, Tandem          |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 3                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Partial, Finished                                                                                                |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                90  
Zoning                              Zone 82  
Condo Fee                        \$392

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