

## \$509,000 - 48 Bonin Crescent, Beaumont

MLS® #E4430419

**\$509,000**

5 Bedroom, 3.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this charming and updated 2-storey home in the heart of Coloniale Estates. With over 2000 sq ft of total living space, this home offers a thoughtful layout perfect for a growing family. Upstairs you'll find three spacious bedrooms including a large primary with walk-in closet and ensuite. The main floor features a bright open-concept kitchen, dining, and living space with a cozy gas fireplace, plus main floor laundry and a half bath. Downstairs offers two additional bedrooms, a full bath with double shower, and a great family room or hangout space. Throughout the home are tasteful updates including lighting, paint, kitchen finishes, and a newer hot water tank. The massive backyard is a standout feature—ideal for kids, pets, or future landscaping dreams. Located just steps from schools, parks, and the golf course, this home blends comfort and convenience in one of Beaumont's most desirable communities.

Built in 2005

### Essential Information

MLS® #	E4430419
Price	\$509,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	48 Bonin Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R9

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Park/Reserve, Paved Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 11th, 2025

Days on Market 8

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 19th, 2025 at 12:17pm MDT