

## **\$649,000 - 4104 55 Avenue, Beaumont**

MLS® #E4431059

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,287 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Stunning home in desirable Coloniale Estates, offering over 3,100 sq.ft. of developed living space, across from a future park. This family home has a bright, open layout with an executive den on the main floor and a Chef's Dream Kitchen with quartz countertops, stainless steel appliances, and a generous corner pantry. The spacious living room offers a beautiful fireplace with a ceiling high stone feature wall. Upstairs, discover 3 large bedrooms, a Jack & Jill washroom, and a cozy bonus room ideal for movie nights, along with an upper-level laundry area with cabinets. The primary bedroom includes a roomy walk-in closet and a spa like master ensuite with his & her sinks, a double soaker tub, and a well-designed shower. Additional features include central air, a partially finished basement, a newer deck, a fully fenced yard, and a double attached garage. Equipped with solar panels generating 110% of annual electrical needs, this home ensures lower electricity bills and energy independence, a smart choice.

Built in 2019

### **Essential Information**

MLS® # E4431059

Price \$649,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,287                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4104 55 Avenue               |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 2C9                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling, Solar Equipment |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Golf Nearby, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

**School Information**

|      |    |
|------|----|
| High | ec |
|------|----|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 82          |

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Listing information last updated on April 19th, 2025 at 10:17am MDT