

## \$545,000 - 42 Coloniale Way, Beaumont

MLS® #E4442758

**\$545,000**

5 Bedroom, 3.00 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

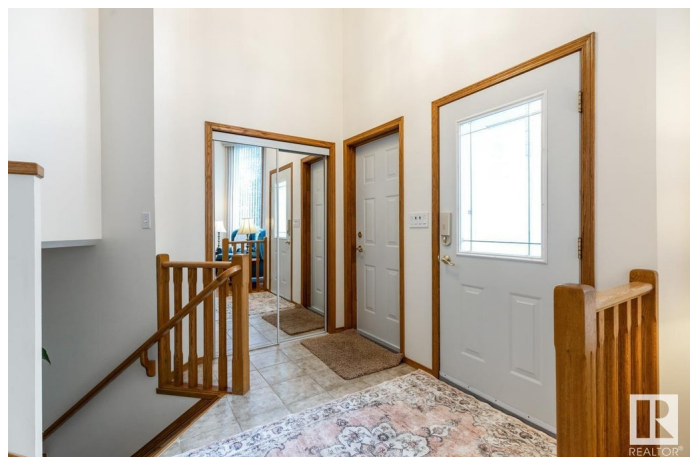
Backing Coloniale Golf Course, you will find this meticulously maintained family home featuring AC, 5 bedrooms, 3 baths & HEATED garage. You are invited in to find a spacious entry that opens to the living room with cozy fireplace, bathed in natural light & laminate floors that lead to the dining room. 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® # E4442758

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
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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	June 17th, 2025
Days on Market	2
Zoning	Zone 82

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Listing information last updated on June 19th, 2025 at 4:17pm MDT