

## \$895,000 - 5502 Poirier Way, Beaumont

MLS® #E4420475

**\$895,000**

7 Bedroom, 5.00 Bathroom, 2,948 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Luxurious, versatile, and a legal basement suite! Located at the head of a cul-de-sac, discover this stunning, bright & spacious home designed for ultimate comfort & functionality. The well-appointed kitchen is a chef's dream. High-end blinds throughout the home add a touch of elegance. Featuring a Flex Room & full Bathroom on the main floor, this residence caters to diverse living needs. 2 Master Ensembles, each w/ private balconies, provide a retreat-like experience, while generously sized bedrooms ensure ample space for family & guests. Picture yourself relaxing on one of the private balconies of one of your private Master retreats, savouring a coffee or your favourite drink as you take in the breathtaking sunrise or sunset! A legal 2-bedroom basement suite with a full size kitchen & separate entrance. The pie shaped lot w/ a 2-tiered deck enhances outdoor enjoyment. The oversized, heated triple car garage provides plenty of parking & storage, commute to Edmonton or the airport is a breeze.

Built in 2022

### Essential Information

MLS® # E4420475

Price \$895,000

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,948                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5502 Poirier Way  |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2B4           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Bar, Fire Pit, Smart/Program. Thermostat, Vacuum System-Roughed-In, Natural Gas Stove Hookup |
| Parking Spaces | 6   |
| Parking        | Heated, Over Sized, Triple Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Quatre-Saisons            |
| Middle     | Mother D' Youville School |
| High       | Composite High School     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 84                 |
| Zoning         | Zone 82            |

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Listing information last updated on May 1st, 2025 at 12:02am MDT