

## \$539,900 - 44 Bonin Crescent, Beaumont

MLS® #E4426812

**\$539,900**

4 Bedroom, 3.50 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Nestled in prestigious Coloniale Estates, this stunning 2-storey home sits on a massive (6442 sqft) west-facing lot, offering endless backyard potential A/C and tons of renovations like a New floor, New Quartz countertops, New blinds, New HWT, Light Fixtures, an Electric fireplace and Appliances. Soaring windows flood the open-concept layout with natural light, highlighting the elegant living room with a fireplace, a spacious kitchen, and a MAIN-FLOOR OFFICE. Upstairs, a huge bonus room provides the perfect retreat, while the luxurious primary suite boasts a 5-pc ensuite and walk-in closet, complemented by two additional bedrooms. The FULLY FINISHED BASEMENT features a 4th bedroom, an extra bath, and a SECOND KITCHEN with a SEPARATE ENTRY—ideal for extended family. A rare find in a coveted neighborhood!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426812  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,049                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 44 Bonin Crescent            |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1R9                      |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached                        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl  |
| Foundation        | Slab   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

Days on Market 48

Zoning Zone 82

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Listing information last updated on May 7th, 2025 at 10:17pm MDT