

\$539,900 - 3 Promenade Place, Beaumont

MLS® #E4454876

\$539,900

4 Bedroom, 3.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this charming & beautifully maintained home tucked on a quiet cul-de-sac, offering 4 bedrooms & 3.5 baths. A grand entrance with soaring ceilings opens to a bright living room with hardwood floors, cozy fireplace & an abundance of natural light. The kitchen boasts ample cabinetry, stainless steel appliances, island & large dining area. A den, laundry & guest bath complete the layout. Upstairs, the primary suite impresses with dual closets & 5pc ensuite. A spacious 2nd bedroom & 4pc bath complete the level. The F/F basement has infloor heat & features a large family room, 2 additional bedrooms, 3pc bath with steam shower. Heated 21x28 garage with extra large driveway. Upgrades include Roof 2017, 7 Windows 2023, HWT 2017, Gas F.P rebuilt 2024. ENJOY the private, landscaped yard with an expansive covered deck, perfect for entertaining. Ideally located just steps from Coloniale Golf Course, parks, schools, trails & shopping.

Built in 2002

Essential Information

MLS® #	E4454876
Price	\$539,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,611
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3 Promenade Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R1

Amenities

Amenities	Vaulted Ceiling
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 27th, 2025
Days on Market	2
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 August 29th, 2025 at 7:47am MDT