

Courtesy Of Amarbir Singh Of Royal LePage METRO

## **\$482,000 - 56 Bonin Crescent, Beaumont**

MLS® #E4457629

**\$482,000**

4 Bedroom, 3.00 Bathroom, 1,225 sqft  
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to 56 Bonin Cres. This well looked after Bi Level checks a lot of the boxes. Located in the sought after community of Colonial Estates sits this 4 bedroom, 3 bath home. You're greeted by a spacious entrance, leading up to your open concept kitchen which flows to the spacious living room. Sliding patio doors take you to your south west facing FULLY LANDSCAPED backyard, elevated tiered deck w/railing, fire pit and space for the kids. Finishing off the upper level you have a spacious Primary bedroom w/ 3pc ensuite, 1 main floor bedroom and a 3pc bath. The basement is FULLY FINISHED w/ 2 bedrooms, 3 pc bath, spacious family room that would be ideal for having company over and hoisting the game. House is Painted recently and some flooring has been upgraded. Other awesome features includes ROOF Replaced(2023), hot water tank(2025), Central A/C, Storage Room, Insulated & HEATED Garage and sooooo much more! Welcome home! Welcome to Beaumont!



Built in 2003

### **Essential Information**

MLS® #	E4457629
Price	\$482,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,225
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	56 Bonin Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R9

### **Amenities**

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

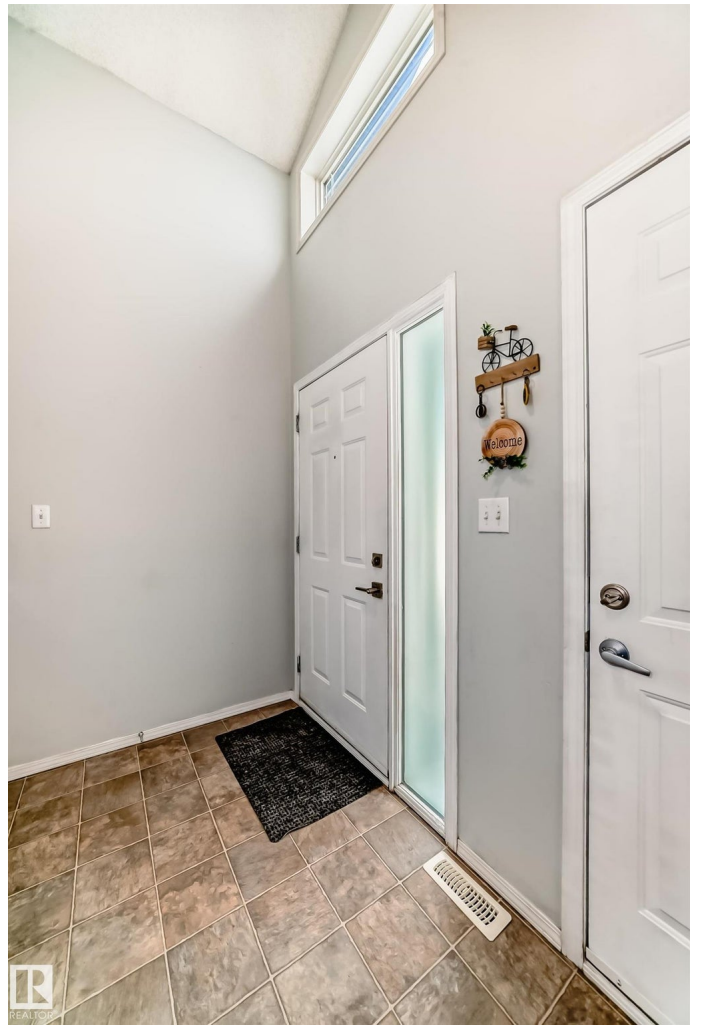
Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed September 12th, 2025

Days on Market 3

Zoning Zone 82



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