



## Beaumont Alberta

\$450,000

A Home2Love with stunning pond views and a walkout basement! Watch Canada Day fireworks from your deck while the kids play safely in the yard. Prime location—walking distance to the Beaumont Rec Centre & Four Seasons Park. This half-duplex features a two-car garage, spacious open floor plan, and large windows that flood the home with an abundance of natural light. Enjoy morning coffee with water views and breathtaking sunsets. The stone-clad fireplace adds cozy charm. The king-sized primary suite boasts a private ensuite, plus two more bedrooms and another full bath upstairs. The bright, finished walkout basement offers a huge recroom with a wall of windows. Endless possibilities, it's ideal for family movie nights, a home gym and or a great play area. Condo Association is dissolving—HOA to replace condo fees at \$125/month. (id:6769)

Recreation room 7.02 m X 4.89 m

Living room 4.27 m X 3.61 m

Dining room 3.41 m X 2.78 m

Kitchen 3.42 m X 3.05 m

Primary Bedroom 4.92 m X 4.17 m

Bedroom 2 4.26 m X 3.51 m

Bedroom 3 4.26 m X 3.4 m

Listing Presented By:



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