



## Beaumont Alberta

\$505,000

Immaculate & well cared for 3 bedroom, air conditioned bungalow in Coloniale Estates across the street from the golf course. The bright & spacious main level features tile & carpet flooring, a primary bedroom with a walk-in closet & an ensuite bathroom that has a sit-down shower. There are two additional bedrooms on this level plus a four-piece bathroom & laundry room. The island kitchen has a raised breakfast counter & corner pantry. Great room has a gas fireplace & is adjacent to the dining area which has garden-door access to the sunny, south-facing backyard with a large deck. The basement is huge & can be developed to your family's taste. It has 3 windows & plumbing to accommodate a third bathroom. Garage is heated & finished. Furnace replaced in 2017 & Hot water tank replaced in 2021. Enjoy living just a few minutes drive to Beaumont's vibrant city centre which offers trendy restaurants, shopping & easy access to the airport & Edmonton. (id:6769)

Living room 4.1 m X 3.6 m

Dining room 3 m X 2.7 m

Kitchen 3.5 m X 3.2 m

Primary Bedroom 4.1 m X 3.4 m

Bedroom 2 3.4 m X 3 m

Bedroom 3 3.1 m X 2.6 m

Laundry room 2.1 m X 1.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.myedmontonhomes.ca/>



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