



## Beaumont Alberta

\$549,000

Gorgeous 1649+ sq ft walk out bi level backing the golf course in the adult community of Coloniale Gate. Incredible attention to detail, originally built by Darren's Homes. Beautiful open floor plan, large & spacious great room concept with a lovely feature wall, gas fireplace, chef's kitchen loaded with cabinets & island. Two bedrooms on the main floor with the primary bedroom featuring a 3 pce ensuite. Fully developed walk out basement creates another level of living space. This level features in floor heating, family room with second fireplace, games room, bedroom & 3pce bathroom. Oversized & heated double attached garage. New central air conditioning, furnace & dishwasher in 2023. All this backing Coloniale Golf Course. Enjoy the views from the upper or lower decks, both with a north west exposure. This is a gated community, with long term owners & great neighbors. Gazebo in the centre for happy hour comradship. A new & exciting lifestyle awaits. Welcome home to Coloniale Gate. (id:6769)

Family room 4 m X 4 m

Bedroom 3 2.9 m X 3.6 m

Recreation room 6.1 m X 6.2 m

Living room 5.5 m X 6.6 m

Dining room 3.2 m X 3.7 m

Kitchen 4.4 m X 5.4 m

Primary Bedroom 4.4 m X 6.4 m

Bedroom 2 2.9 m X 3.4 m

Listing Presented By:



Originally Listed by:  
Royal LePage Gateway Realty

<https://lesale.ca/>



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