



## Beaumont Alberta

\$359,000

Welcome home to this stunning townhouse, located in the desirable community of Beaumont. The attached garage will keep your vehicle warm and clear of snow in the winter, with additional room on the driveway, and dedicated visitor parking stalls for guests. The good-sized backyard provides room for kids and dogs to play, and allows for a nice garden or green space. Inside, you'll find plenty of room with a functional layout, 3 bedrooms, 2 full bathrooms, and an additional guest washroom on the main level. There is also room for future development in the partially finished basement. Brand new windows were just installed in June, 2026, an investment that will save you money on utilities with efficient insulation. The primary bedroom is a dream, containing an ensuite bathroom for privacy, and a massive walk-in closet with a built-in organizer. Getting ready in the morning couldn't be easier. Walking distance from schools, playgrounds, a spray park, restaurants, and a rec center. Don't miss out on this gem! (id:6769)

Recreation room Measurements not available x 6.2 m  
Kitchen Measurements not available x 2.7 m  
Other Measurements not available x 6.8 m  
Living room Measurements not available x 5.8 m  
Dining room Measurements not available x 2.5 m  
Primary Bedroom Measurements not available x 4.7 m  
Bedroom 2 Measurements not available x 3.3 m  
Bedroom 3 Measurements not available x 4.1 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro

<https://mark.drebert.2percentrealty.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.