



## Beaumont Alberta

\$644,900

Located in the desirable neighbourhood of Coloniale Estates in Beaumont, this upgraded 2-storey home offers over 2,040 sq ft above grade plus a fully finished basement. Enjoy an oversized triple heated garage, perfect for vehicles, storage, or a workshop. The main floor features a stunning open-to-above living room with large windows and a 3-way gas fireplace, a private den, main floor laundry, and a spacious kitchen with granite countertops, and a generous dining area that leads to a two-tiered deck. Upstairs includes 3 large bedrooms, including a primary suite with walk-in closet and ensuite with jet tub. The basement offers 2 more bedrooms, a full bath, and a cozy rec room with fireplace. Recent upgrades include a new roof with 30-year shingles and updated plumbing throughout. With central A/C and a location close to schools, parks, and shopping, this move-in ready home combines comfort, space, and value in one of Beaumont's most sought-after communities! (id:6769)

Bedroom 4 4.28 m X 3.28 m

Bedroom 5 3.57 m X 3.18 m

Recreation room 7.61 m X 6.34 m

Living room 4.45 m X 5.49 m

Dining room 2.09 m X 4.24 m

Kitchen 4.13 m X 3.63 m

Den 3.49 m X 3.39 m

Laundry room 2.74 m X 1.8 m

Primary Bedroom 6.45 m X 4.31 m

Bedroom 2 3.93 m X 2.81 m

Bedroom 3 3.65 m X 2.81 m

Listing Presented By:



Originally Listed by:  
Professional Realty Group

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