



## Beaumont Alberta

\$469,900

WOW! What at Amazing Home. All the major Features of Big Home in this Half Duplex Home. OPEN TO BELOW, GLASS RAILING on Stairs, 9Ft Ceiling, Living Room, Dining Area, Open Kitchen with Quartz Counter Top, GAS STOVE & Pantry, Fire Place in Living Room. Top floor has Ensuite Master Bedroom with 4pcs Bathroom & Walk IN Closet, 2 Gentle Size Bedrooms, 4pcs Bathroom, Bonus Room, Laundry Closet, Double Attached Garage, Deck, Big Backyard with nice Lawn & Fenced. There is Side Entrance to Basement, 9Ft Ceiling in Basement, 2 Big size Windows in basement, Utilities are align in corner, rough-in for washroom, set to create the future income generating SECONDARY SUITE. Front is EAST Facing and back is WEST Facing keeps the Home Bright throughout Day. Beaumont REC Centre is at Walking distance. English & French Immersion Schools are in 5 -7 min drive & other amenities like Parks, Churches, restaurant, banks, grocery stores, Daycares, Pond, Walking Trails, Golf Club etc within 10 min drive. A Perfect Family Home. (id:6769)

Living room 4.31m x 4.48m  
Dining room 2.78m x 3.80m  
Kitchen 2.78m x 4.19m  
Primary Bedroom 3.72m x 5.31m

Bedroom 2 3.36m x 3.82m  
Bedroom 3 3.62m x 4.25m  
Bonus Room 3.81m x 2.74m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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