



## Beaumont Alberta

\$650,000

This home combines thoughtful upgrades with spaces that simply make sense. Soaring living room ceilings create a sense of openness, while the kitchen, dining, and living areas flow together naturally for everyday living and entertaining. Dreaming of a home-based business? Whether it's a lash studio, hair salon, waxing studio, or another venture, there's a room here to build something of your own while welcoming clients comfortably. The spacious primary suite offers a true retreat, complete with an oversized ensuite and private water closet. The heated and finished garage keeps winter where it belongs, and the backyard is ready for evenings around the fire table with its convenient natural gas hookup. Notable upgrades include California Closets, 200-amp electrical service, water softener and water filtration systems, DRICORE subfloor in the basement, and programmable colour exterior lighting. Just one block from the school, this is a home designed for comfort, convenience, and room to grow. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.zoomjer.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.