



## Beaumont Alberta

\$469,900

Nothing to do here—just move in! This fully developed half duplex is perfect for a growing family, with space, updates & a family-friendly location. Hardwood floors & a generous front closet welcome you. The open-concept kitchen features granite countertops, stainless steel appliances & a BIG walk-through pantry to the garage boot room. Two pce bath around the corner. Bright dinette with garden door opens to the backyard & deck. The living room offers a cozy corner gas fireplace, open concept is perfect for entertaining. New window coverings (2023) & fresh paint (2024) throughout. Upstairs: 3 bedrooms, including a primary suite with walk-in closet, 3-pce ensuite with large shower & seat. Laundry upstairs with space for linens. Basement is professionally finished with 1 bedroom, 4-pce bath & great storage. Double attached garage, big driveway & walkable to schools & playgrounds. Quick access to Nisku, EIA & Hwy 2. New HW tank (2024). A sweet, ready-to-love home for your family! (id:6769)

Family room 6.16 m X 5.94 m

Bedroom 4 2.74 m X 3.53 m

Living room 3.37 m X 4.18 m

Dining room 3.07 m X 2.65 m

Kitchen 3.07 m X 4.54 m

Primary Bedroom 3.59 m X 4.88 m

Bedroom 2 3.56 m X 3.91 m

Bedroom 3 2.76 m X 3.91 m

Listing Presented By:



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**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)