



Beaumont Alberta

\$675,000

Welcome to Coloniale Estates & this modified, AIR-CONDITIONED bi-level w/ heated, triple (31Wx20L) attached garage resting majestically on a massive lot backing The Coloniale Golf Course. Offered for sale by the ORIGINAL OWNER, w/ 2388 sf of developed living area, it was custom built by Coventry Homes in 2004. A wide oak hardwood stairway entices you from the front foyer into the bright, vaulted main living area. Oak kitchen cabinetry w/ raised breakfast bar, massive pantry, east-facing dining area open to the cozy living room w/ gas fireplace. Main floor laundry, formal dining room, guest bedroom & 4-pc bath. Above the garage is the primary bedroom w/ vaulted ceiling, walk-in closet & 4-pc soaker tub ensuite. Basement: Many large windows, 2 bedrooms, 3-pc ensuite, generous sized family room & den/flex room. PARK-LIKE back yard: expanded deck, interlocking brick fire-pit area nestled by the pond w/ waterfall feature, chain-link fence, shed, fruit trees, evergreens & mature Birch & Maple. Updated shingles! (id:6769)

Family room 4.75 m X 5.08 m

Den 3.32 m X 3.23 m

Bedroom 3 3.14 m X 2.64 m

Bedroom 4 2.55 m X 4.15 m

Storage Measurements not available

Living room 5.4 m X 3.94 m

Dining room 3.52 m X 3.47 m

Kitchen 2.85 m X 3.22 m

Bedroom 2 3.14 m X 3.04 m

Laundry room 2.08 m X 1.52 m

Breakfast 4.18 m X 3.05 m

Primary Bedroom 3.64 m X 4.85 m

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

<https://rebeccavictoor.remax-preferredchoice.com/>

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