



## Beaumont Alberta

\$625,000

Tucked away in a quiet CUL-DE-SAC on incredible 953m<sup>2</sup> PIE SHAPED LOT, this bright & beautifully maintained custom-built 2 storey offers exceptional space both inside & out. Charming curb appeal w/wrap around porch & full landscaping. Backing directly onto a walking trail, the expansive yard creates a private outdoor retreat w/plenty of room for kids, pets & entertaining. Thoughtfully designed floor plan balances comfort & functionality. Main level features a modern kitchen w/abundant counter space, island, walk-thru pantry & spacious dining nook that flows into inviting GREAT ROOM anchored by gas F/P. Versatile main-floor flex room is ideal for a home office, playroom or study. Practicality shines w/welcoming foyer, powder room & laundry area, complete w/convenient laundry chute. Generous upper level family room, large bedrooms & relaxing primary retreat w/jetted tub is a perfect place to unwind at the end of the day. Heated 24'x24' garage w/man door. New roof & HWT 2021. AC 2023! Must See Home! (id:6769)

Living room 5.89 m X 5 m

Dining room 3.43 m X 3.65 m

Kitchen 4.17 m X 4.3 m

Den 3.65 m X 3.35 m

Laundry room 1.56 m X 2.67 m

Primary Bedroom 4.71 m X 5.18 m

Bedroom 2 5.22 m X 3.28 m

Bedroom 3 3.79 m X 3.43 m

Bonus Room 6.14 m X 4.67 m

Listing Presented By:



Originally Listed by:  
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