



## Beaumont Alberta

\$315,000

RARE OPPORTUNITY in BEAUMONT. This huge 7,910 sq. ft. pie-shaped walkout lot offers exceptional rear width and outstanding build potential. The elevated setting provides clear, unobstructed views over neighbouring homes, ensuring privacy and abundant natural light--ideal for a walkout basement and outdoor living. In a quiet cul de sac, this 38 pocket, unique pie shape allows for a custom 3-car garage, wide main-floor footprint, and a generous backyard rarely found in today's market. Build a 3,000+ sq. ft. home above grade, featuring a double-tier balcony, expansive deck, and spacious yard--perfect for family living and entertaining. Builder and custom design options available, with flexibility to tailor layouts, elevations, and finishes. Located in the sought-after City of Beaumont, just minutes south of Edmonton, offering excellent schools, parks, trails, and quick access to major routes. A rare chance to secure a premium lot in an established, family-friendly community. (id:6769)

Listing Presented By:



Originally Listed by:  
The Foundry Real Estate Company  
Ltd

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