



## Beaumont Alberta

\$570,000

This is the one you've been waiting for! Welcome to this meticulously maintained WALK-OUT BUNGALOW on a quiet, dead end street, loaded w/ upgrades. The pride of ownership truly shines from the moment you walk in. The main floor offers a bright, open concept layout w/ hardwood floors, a chef's kitchen w/ s/s appliances, overlooking the living room w/ a gas fireplace- perfect for those cool winter evenings. The primary suite is spacious enough for a king-size bed & features a convenient 3-pc ensuite. Down the hall, you'll find the second bedroom, a 4-pc bath, main floor laundry, & an office/den. As you head downstairs, prepare to be impressed by the walk-out basement flooded w/ natural light, HEATED FLOORS, a wet bar w/ additional storage, & a large bonus room w/ rec space- perfect for a home gym. The third bedroom & a 3-pc bath complete the lower level. Big-ticket upgrades include new shingles (2021), triple-pane windows (2016), HWTs (2016), & much more. Heated double car garage & private backyard setting! (id:6769)

Bedroom 3 4.06 m X 3.47 m

Recreation room 8.19 m X 5.87 m

Utility room 4.66 m X 3.42 m

Living room 5.06 m X 3.04 m

Dining room 3.7 m X 2.8 m

Kitchen 3.44 m X 3.36 m

Den 3.52 m X 2.75 m

Primary Bedroom 3.73 m X 3.49 m

Bedroom 2 3.77 m X 3.06 m

Laundry room 2.57 m X 1.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com

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