

## \$509,000 - 48 Bonin Crescent, Beaumont

MLS® #E4430419

**\$509,000**

5 Bedroom, 3.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this charming and updated 2-storey home in the heart of Coloniale Estates. With over 2000 sq ft of total living space, this home offers a thoughtful layout perfect for a growing family. Upstairs you'll find three spacious bedrooms including a large primary with walk-in closet and ensuite. The main floor features a bright open-concept kitchen, dining, and living space with a cozy gas fireplace, plus main floor laundry and a half bath. Downstairs offers two additional bedrooms, a full bath with double shower, and a great family room or hangout space. Throughout the home are tasteful updates including lighting, paint, kitchen finishes, and a newer hot water tank. The massive backyard is a standout feature—ideal for kids, pets, or future landscaping dreams. Located just steps from schools, parks, and the golf course, this home blends comfort and convenience in one of Beaumont's most desirable communities.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430419  |
| Price     | \$509,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,477                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 48 Bonin Crescent            |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1R9                      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Fenced, Park/Reserve, Paved Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

Date Listed April 11th, 2025

Days on Market 5

Zoning Zone 82

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Listing information last updated on April 16th, 2025 at 6:17am MDT