

## **\$859,000 - 71 Promenade Boulevard, Beaumont**

MLS® #E4430614

**\$859,000**

4 Bedroom, 2.50 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Spectacular walkout bungalow backing the 2nd fairway of the Colonial Golf Course! Enjoy peaceful views and a meticulous, landscaped yard with sprinkler system from your east-facing 3-season sunroom—perfect for morning coffee or evening unwinding. This 1655 sq ft executive home features hardwood floors, a dramatic open foyer with spiral staircase, granite countertops, downdraft stove, instant hot water & reverse osmosis to sink/fridge, walk-through pantry, and main floor laundry with ample cabinetry. The grand living room includes custom built-ins, with a formal dining room and spacious nook. The primary suite offers a walk-in closet and spa-like ensuite with soaker tub, shower, and makeup vanity. The walkout basement extends your living space with in-floor heating, 3 bedrooms, 3 flex spaces, a 3-pc bath, bar & bar fridge. Heated oversized double garage with floor drain and hot/cold taps. Freshly painted and move-in ready—just bring your clubs and settle in!

Built in 2002

### **Essential Information**

MLS® #                    E4430614

Price                        \$859,000

Bedrooms                4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	71 Promenade Boulevard
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R1

### **Amenities**

Amenities	Air Conditioner, Bar, Fire Pit, Sunroom, Wet Bar
Parking	Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Airport Nearby, Golf Nearby, Hillside, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Coloniale Estates
Middle	Ecole JE Lapointe
High	Beaumont Comp

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	4
Zoning	Zone 82

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