

Courtesy Of Laurel M McTavish Of RE/MAX River City

## \$649,000 - 4104 55 Avenue, Beaumont

MLS® #E4431059

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,287 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Stunning home in desirable Coloniale Estates, offering over 3,100 sq.ft. of developed living space, across from a future park. This family home has a bright, open layout with an executive den on the main floor and a Chef's Dream Kitchen with quartz countertops, stainless steel appliances, and a generous corner pantry. The spacious living room offers a beautiful fireplace with a ceiling high stone feature wall. Upstairs, discover 3 large bedrooms, a Jack & Jill washroom, and a cozy bonus room ideal for movie nights, along with an upper-level laundry area with cabinets. The primary bedroom includes a roomy walk-in closet and a spa like master ensuite with his & her sinks, a double soaker tub, and a well-designed shower. Additional features include central air, a partially finished basement, a newer deck, a fully fenced yard, and a double attached garage. Equipped with solar panels generating 110% of annual electrical needs, this home ensures lower electricity bills and energy independence, a smart choice.

Built in 2019

### Essential Information

MLS® # E4431059

Price \$649,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,287
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4104 55 Avenue
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

High ec

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 3

Zoning Zone 82

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Listing information last updated on April 19th, 2025 at 6:32pm MDT