

## \$659,998 - 5 Coloniale Close, Beaumont

MLS® #E4442187

**\$659,998**

4 Bedroom, 2.50 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to your dream home in Coloniale Estates, Beaumont! This beautifully maintained 2-storey home offers 4 spacious bedrooms UPSTAIRS and 2.5 bathrooms, making it perfect for growing families. Enjoy scenic views as this property backs directly onto the 12th hole of the prestigious Coloniale Golf Course—your own private retreat. Inside, hardwood floors flow throughout the main floor, adding warmth and elegance to the open-concept layout. The main floor also features convenient laundry and a stylish kitchen ideal for entertaining. The unfinished basement is a blank canvas, ready for your personal touch—whether it's a home theatre, gym, or additional living space. A heated double garage adds comfort and convenience year-round. Located in a quiet culdesac, family-friendly community close to schools, parks, and amenities, this home is a rare find. Don't miss your chance to live in one of Beaumont's most desirable neighborhoods!

Built in 1995

### Essential Information

MLS® # E4442187

Price \$659,998

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,376                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5 Coloniale Close            |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1M5                      |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Horizon Heights Elementary |
|------------|----------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 82         |

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Listing information last updated on June 14th, 2025 at 7:47pm MDT