

# **\$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	2
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 7:17pm MDT