

\$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
----------	--------------

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	8
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 April 19th, 2025 at 6:02pm MDT