

## \$624,900 - 8 Coloniale Court, Beaumont

MLS® #E4438099

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this beautifully renovated 1,600 sqft bungalow backing onto Coloniale Golf Course. This open-concept home features vaulted ceilings and a spacious kitchen with sit-up island, open to the eating area with access to a large deck overlooking the fairway. The kitchen flows into a bright family room with a stunning stone gas fireplace and white oak plank flooring. There's also a large office/den that could easily be used as an additional bedroom. Three bedrooms are on the main floor, including the primary with a 4pc ensuite and walk-in closet (new carpet), plus a 4pc main bathroom and laundry room. The finished basement offers a large family room, an additional bedroom, and a 3pc bathroom. Over \$100,000 has been invested in upgrades: triple-pane windows, shingles, 12x12 garden shed, front and patio doors, railings, Bosch dishwasher, stove, overhead garage door, garage furnace, all LED lighting on the main, new carpet and water softener. Beautiful bungalows like this are very rare!

Built in 1997

### Essential Information

MLS® # E4438099

Price \$624,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,625
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8 Coloniale Court
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1M3

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	26
Zoning	Zone 82

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