

## \$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 | 24             |
| Zoning         | Zone 82        |

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Listing information last updated on June 16th, 2025 at 6:02am MDT