

Courtesy Of Heather Quist Of 2% Realty Pro

\$535,000 - 82 Bonin Crescent, Beaumont

MLS® #E4429009

\$535,000

3 Bedroom, 3.00 Bathroom, 1,732 sqft
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this stunning 2-storey home located in the peaceful and desirable golf community of Coloniale, Beaumont. The main floor features NEW LVP Flooring, upgraded kitchen with Stainless Steel appliances, completed in 2025, is a standout feature, perfect family gatherings. Laundry and a half bath complete the main floor. Upstairs features a spacious layout with a bonus room, 3 bedrooms and 2 bathrooms, this home provides ample space for comfortable living. The basement is completely finished with laminate flooring & a 2 piece bath. The pie-shaped north-west facing backyard provides a unique and private outdoor retreat, perfect for hosting or enjoying a beautiful summer evening. This home also boasts modern conveniences, including air conditioning, freshly painted interiors, and a double attached garage for added convenience. Located in a quiet and friendly neighborhood, this home is the perfect blend of comfort, style, and practicality.

Built in 2002

Essential Information

MLS® #	E4429009
Price	\$535,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,732
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	82 Bonin Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1N7

Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Front Porch, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 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 April 6th, 2025 at 6:32pm MDT