\$539,900 - 44 Bonin Crescent, Beaumont

MLS® #E4426812

\$539,900

4 Bedroom, 3.50 Bathroom, 2,049 sqft Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Nestled in prestigious Coloniale Estates, this stunning 2-storey home sits on a massive (6442 sqft) west-facing lot, offering endless backyard potential A/C and tons of renovations like a New floor, New Quartz countertops, New blinds, New HWT, Light Fixtures, an Electric fireplace and Appliances. Soaring windows flood the open-concept layout with natural light, highlighting the elegant living room with a fireplace, a spacious kitchen, and a MAIN-FLOOR OFFICE. Upstairs, a huge bonus room provides the perfect retreat, while the luxurious primary suite boasts a 5-pc ensuite and walk-in closet, complemented by two additional bedrooms. The FULLY FINISHED BASEMENT features a 4th bedroom, an extra bath, and a SECOND KITCHEN with a SEPARATE ENTRYâ€"ideal for extended family. A rare find in a coveted neighborhood!

Built in 2003

Essential Information

MLS® # E4426812 Price \$539,900

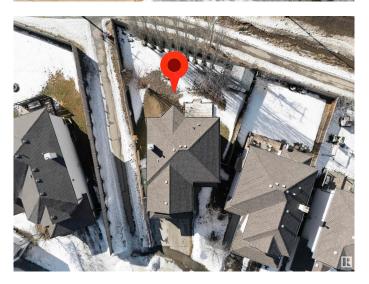
Bedrooms 4

Bathrooms 3.50

Full Baths 3
Half Baths 1







Square Footage 2,049
Acres 0.00
Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 44 Bonin Crescent

Area Beaumont

Subdivision Coloniale Estates (Beaumont)

City Beaumont County ALBERTA

Province AB

Postal Code T4X 1R9

Amenities

Amenities Air Conditioner, Detectors Smoke, See Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer,

Refrigerators-Two, Stoves-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

Additional Information

Date Listed March 21st, 2025

Days on Market 49

Zoning Zone 82

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