

## \$375,000 - 5305 Rue Parc Street, Beaumont

MLS® #E4434706

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,385 sqft

Single Family on 0.00 Acres

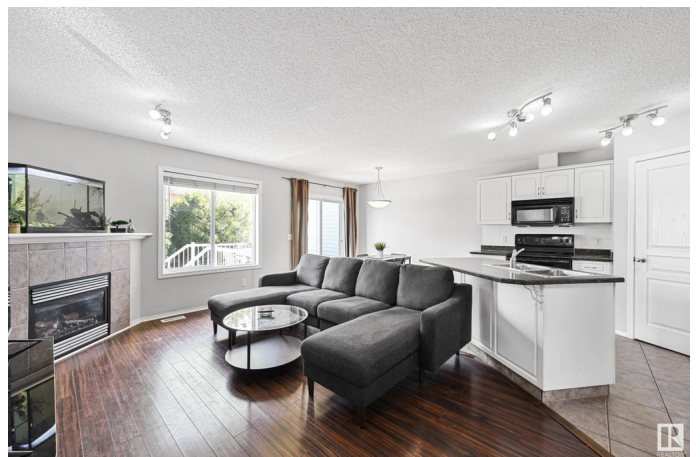
Place Chaleureuse, Beaumont, AB

Welcome to the perfect affordable family home with a Professionally Finished Basement, All Brand New Carpet and No Condo Fees! This is truly the best family location, just steps to École Mother d'Youville School, Beaumont Spray Park and More! The open concept main floor has a great kitchen with island, generous dining room and large living room with gas fireplace. Upstairs, enjoy the convenience of a full-sized Upstairs Laundry Room, plus two massive bedrooms, each with their own ensuite and large walk in closets. Downstairs has been professionally finished with a Bonus Room and Bathroom, plus can easily accommodate a 3rd bedroom with Egress window and walk in closet. The private backyard is fully fenced and is perfect for pets and kids. A great affordable home in a spectacular family location! Welcome home!

Built in 2006

### Essential Information

MLS® #	E4434706
Price	\$375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,385



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5305 Rue Parc Street
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1W4

### Amenities

Amenities	Deck, Front Porch
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ecole Bellevue,Beau Meadow  
Middle                              JE Lapointe,Coloniale Est.  
High                                Beaumont Comp. High School

**Additional Information**

Date Listed                      May 6th, 2025  
Days on Market                3  
Zoning                              Zone 82

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