

## \$325,000 - 22 5101 Soleil Boulevard, Beaumont

MLS® #E4447018

**\$325,000**

2 Bedroom, 3.50 Bathroom, 1,299 sqft

Condo / Townhouse on 0.00 Acres

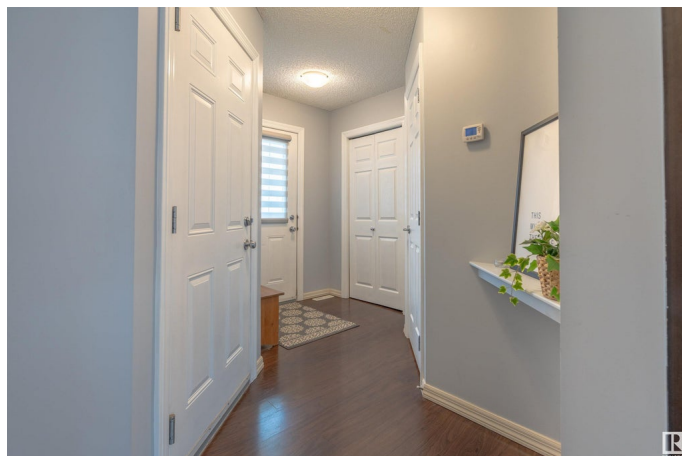
Place Chaleureuse, Beaumont, AB

Welcome to this stylish and well-maintained half-duplex in the vibrant community of Beaumont. This 2-bedroom, 2.5-bathroom home offers modern comfort with thoughtful upgrades throughout. The open-concept main floor features a bright living room, spacious dining area, and a functional kitchen with island seating and plenty of storage and counter space. Upstairs, the primary bedroom boasts a walk-in closets and ensuite bath. The large 2nd bedroom shares the main bathroom and is perfect for families or guests. With the partly finished basement, you can enjoy a family room, full bathroom and laundry area. Attached single garage, and low-maintenance landscaping. Located close to schools, parks, walking trails, and all amenities, with easy access to Edmonton and the airport. Whether you're a first-time buyer, downsizer, or investor, this home offers excellent value and lifestyle. Move-in ready and waiting for you!

Built in 2009

### Essential Information

MLS® #	E4447018
Price	\$325,000
Bedrooms	2
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,299
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	22 5101 Soleil Boulevard
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E3

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	3
Zoning	Zone 82
Condo Fee	\$343

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 July 12th, 2025 at 3:32pm MDT