

## \$510,000 - 62 Bonin Crescent, Beaumont

MLS® #E4443219

**\$510,000**

5 Bedroom, 3.00 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Pride of Ownership is shown throughout this gorgeous bi-level in Coloniale Estates. This home offers 5 bedrooms and 3 full baths, with vaulted ceilings and new vinyl plank flooring. A large entryway welcomes you into a bright, open layout. The kitchen features a corner pantry, large island, and dinette with a garden door leading to a covered deck—perfect for BBQs or enjoying the landscaped backyard with an apple tree. Two bedrooms and a 4-piece bath are on the main level. The private primary suite is on it's own upper level with a 4-piece ensuite and relaxing Jacuzzi tub. The fully finished lower level has high ceilings 2 more bedrooms, another full bath, a cozy family room with gas fireplace, and large laundry/storage room. Ideal for families or retirees, this home boasts new shingles (2022) and a fantastic location walking distance to 2 schools, playgrounds, a shopping mall, and the Coloniale Golf Course. Spacious living and family rooms offer comfort and flexibility in this well cared for family home.

Built in 2004

### Essential Information

MLS® # E4443219

Price \$510,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,359
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	62 Bonin Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R9

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby,

	Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	27
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 July 16th, 2025 at 4:17pm MDT