

\$684,884 - 6 Promenade Point(e), Beaumont

MLS® #E4445946

\$684,884

4 Bedroom, 2.50 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to 6 Promenade Pointâ€™estate living in the heart of Beaumont! This well-maintained 2-storey offers 2,234 sq ft on a 46-ft-wide lot in a quiet crescent. Built in 2019, the home blends modern comfort with a family-friendly layout. Enjoy peaceful views of the golf course (without backing onto it) and a 220 sq ft 3-season sunroom, ideal for relaxing or entertaining. Inside youâ€™™ll find 3 spacious bedrooms, a large bonus room, and an open-concept main floor filled with natural light. Stay cool year-round with central A/C. The partially finished basement includes a 4th bedroom, with framing and rough-ins ready for a full bathâ€™™perfect for future development. The double attached garage offers extended length for a truck or workspace. The landscaped yard adds even more room to enjoy. Move-in ready and gently lived in, this home is close to schools, parks, and amenitiesâ€™™perfect for your growing family.

Built in 2019

Essential Information

MLS® #	E4445946
Price	\$684,884
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,235
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6 Promenade Point(e)
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C9

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Sunroom, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	13
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 11:32pm MDT