

## \$257,680 - N/A, Beaumont

MLS® #E4417057

**\$257,680**

2 Bedroom, 2.00 Bathroom, 736 sqft

Condo / Townhouse on 0.00 Acres

Beau Val, Beaumont, AB

Welcome to the PLACE DU CANAL ESTATES. 2 bedrooms + 2 bathrooms with a great open floor plan. The kitchen features white cabinets, quartz countertops & an island with 4 drawers. The living area is open to the kitchen area and feature sliding glass door to the large covered balcony two storage areas. The spacious primary suite is off the living area w/a 3pce en-suite. Bedroom 2, the 4pce main bath, and in-suite laundry complete the condo. Included with the unit is an air conditioner, blinds and one parking stall in the heated parkade-which is ground level. On the first level you'll find the social room, 2pce powder room, fitness room & workshop. The building includes elevator access and a comprehensive sprinkler and fire alarm system. Superior materials and construction methods (such as the eight inch-concrete floors and dual wall systems). Located close parks & walking paths. No more shoveling or mowing!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4417057  |
| Price     | \$257,680 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 736                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Beaumont |
| Subdivision | Beau Val |
| City        | Beaumont |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T4X 2C7  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Garage Opener, Intercom, Oven-Microwave |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Fiber Cement, Stone                 |
| Exterior Features | Airport Nearby, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                          |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Fiber Cement, Stone |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2025 |
| Days on Market | 104               |
| Zoning         | Zone 82           |
| Condo Fee      | \$399             |

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Listing information last updated on April 17th, 2025 at 8:47pm MDT