

Courtesy Of Heather Quist Of 2% Realty Pro

## \$535,000 - 82 Bonin Crescent, Beaumont

MLS® #E4429009

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,732 sqft  
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this stunning 2-storey home located in the peaceful and desirable golf community of Coloniale, Beaumont. The main floor features NEW LVP Flooring, upgraded kitchen with Stainless Steel appliances, completed in 2025, is a standout feature, perfect family gatherings. Laundry and a half bath complete the main floor. Upstairs features a spacious layout with a bonus room, 3 bedrooms and 2 bathrooms, this home provides ample space for comfortable living. The basement is completely finished with laminate flooring & a 2 piece bath. The pie-shaped north-west facing backyard provides a unique and private outdoor retreat, perfect for hosting or enjoying a beautiful summer evening. This home also boasts modern conveniences, including air conditioning, freshly painted interiors, and a double attached garage for added convenience. Located in a quiet and friendly neighborhood, this home is the perfect blend of comfort, style, and practicality.

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429009  |
| Price    | \$535,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,732                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 82 Bonin Crescent            |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1N7                      |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exercise Room, Front Porch, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached, Insulated  |

### **Interior**

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

### **Exterior**

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 82         |

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Listing information last updated on April 18th, 2025 at 5:32pm MDT