

## \$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 | 29             |
| Zoning         | Zone 82        |

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Listing information last updated on August 2nd, 2025 at 11:32am MDT