

## \$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 Pointe 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 you'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 bath—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 amenities—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
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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 8

Zoning Zone 82

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Listing information last updated on July 12th, 2025 at 4:02pm MDT