

## \$599,900 - 3239 Pelerin Crescent, Beaumont

MLS® #E4455482

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,174 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

This stunning modern home truly has it all—2 MASTER BEDROOMS, SPICE KITCHEN, OPEN-TO-BELOW LIVING ROOM, and MAIN FLOOR BEDROOM WITH FULL BATH.

Designed with elegance and functionality in mind, the home boasts numerous upgrades, including BUILT-IN APPLIANCES, BOTH ELECTRIC & GAS STOVETOPS, and an EPOXY-COATED DOUBLE-CAR GARAGE. The MAIN FLOOR offers a bright OPEN-CONCEPT layout with 9 FT CEILINGS, OPEN-TO-BELOW LIVING ROOM that brings in natural sunlight, GOURMET KITCHEN + SPICE KITCHEN, and a BEDROOM WITH FULL BATH. Upstairs, you'll find 2 LUXURIOUS MASTER BEDROOMS WITH ENSUITES, a THIRD SPACIOUS BEDROOM, and an ADDITIONAL FULL BATHROOM, along with a CONVENIENT UPSTAIRS LAUNDRY. The UNFINISHED 9 FT BASEMENT WITH LEGAL SIDE ENTRY provides endless opportunities to customize—whether for a FUTURE LEGAL SUITE, RECREATION SPACE, or ADDITIONAL LIVING AREA. Some pictures are virtually staged.



Built in 2023

### Essential Information

MLS® #

E4455482

|                |                        |
|----------------|------------------------|
| Price          | \$599,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,174                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3239 Pelerin Crescent |
| Area        | Beaumont              |
| Subdivision | Place Chaleureuse     |
| City        | Beaumont              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 2Z1               |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                             |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                             |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, See Remarks |

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingles     |
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 82           |

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