

## \$544,900 - 4 Brassard Court, Beaumont

MLS® #E4460471

**\$544,900**

4 Bedroom, 2.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

LOCATION! This Elegant Executive 3+1 bdm Montorio home sits on quiet culdesac, has superb curb appeal w/ stone ext detailing, landscaped & steps from school, park and Coloniale golf course. Welcoming foyer, custom tile & hardwood flooring, pillars leading to a fabulous open floorplan, lrg very sunny WEST windows overlooking backyard. Gorgeous dark maple island kitchen has stainless appliances, plenty of cabinets, granite countertops and pantry! Expansive dining area is off kitchen opens onto large deck and fenced landscaped backyard. Good sized living room that's cozy w/ its gas fireplace, mantel & w/ backyard views thru oversized WEST picture windows. Laundry and bath complete main floor. ALSO A/C throughout! Upstairs has vaulted ceilings in large bonus room w/ more windows. Kingsized master bedroom has walkin closet & full ensuite AND soaker tub. 2 add'l bedrooms and full bath upstairs. Fully finished basement has add'l 4th bdm and family room. EXTRA large double heated garage! A MUST SEE!!

Built in 2011

### Essential Information

MLS® # E4460471

Price \$544,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,733                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4 Brassard Court             |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 0E7                      |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached, Heated, Over Sized                             |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Stories           | 3                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                          |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                     |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 82           |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 11:17pm MDT