

## \$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	16
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 April 20th, 2025 at 9:17am MDT