

# \$449,900 - 1 Country Club Drive, Beaumont

MLS® #E4431419

**\$449,900**

3 Bedroom, 1.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

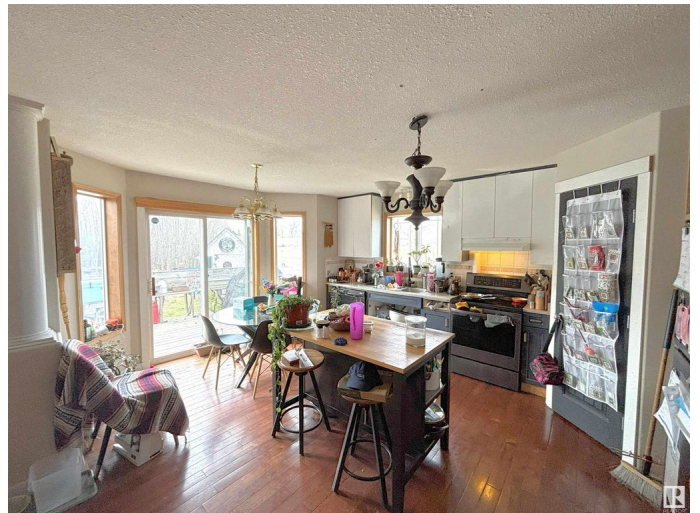
Coloniale Estates (Beaumont), Beaumont, AB

Welcome to the highly-desirable neighbourhood of Coloniale Estates, in Beaumont! This two-storey family homes backs directly onto a lovely tree-stand on Coloniale Golf Club property. The main floor features formal dining room, living room with gorgeous fireplace feature and good sized kitchen with corner pantry. Upper level includes large bonus room, 3 bedrooms and a 5-piece bathroom with direct access to the primary bedroom. Basement is partly-finished and ready for your personal touch. Double attached garage, fully landscaped yard and walking distance to Ecole Horizon Heights School!

Built in 1999

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4431419      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,780         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1 Country Club Drive         |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1N3                      |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Park/Reserve |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 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 May 3rd, 2025 at 3:17pm MDT