

Courtesy Of Graham Ogden Of RE/MAX River City

## \$619,000 - 6 Bilodeau Crescent, Beaumont

MLS® #E4427296

**\$619,000**

3 Bedroom, 2.50 Bathroom, 2,068 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Outstanding home in Coloniale Estates! Don't miss this beautiful 3 bed/2.5 bath home loaded with upgrades & great street appeal. Walking in, you are welcomed by the foyer with sky high ceilings, tile & plank flooring, and lots of natural light. Main floor is open concept for entertaining complete with living room fireplace & a gorgeous kitchen featuring quartz counter tops, pantry, stainless steel appliances and tile back splash. The landing from the garage has custom cabinetry for storing coats, boots etc. Upstairs your family can relax in the loft/bonus room. The bedrooms are a good size and the primary suite is complete with walk-in closet and 5 piece ensuite with glass shower and double sinks. You'll love the upstairs laundry room. The basement has a separate entrance if needed, is unfinished, with loads of storage room and mechanical. The yard is fully fenced, landscaped and features 2 aggregate concrete patios. Garage is fully finished and extra tall. Close to all amenities & schools. Amazing Value!

Built in 2019

### Essential Information

MLS® # E4427296

Price \$619,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,068
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Bilodeau Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	10
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 4th, 2025 at 2:32am MDT