

## \$684,884 - 6 Promenade Point(e), Beaumont

MLS® #E4445946

**\$684,884**

4 Bedroom, 2.50 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to 6 Promenade Pointâ€™estate living in the heart of Beaumont! This well-maintained 2-storey offers 2,234 sq ft on a 46-ft-wide lot in a quiet crescent. Built in 2019, the home blends modern comfort with a family-friendly layout. Enjoy peaceful views of the golf course (without backing onto it) and a 220 sq ft 3-season sunroom, ideal for relaxing or entertaining. Inside youâ€™™ll find 3 spacious bedrooms, a large bonus room, and an open-concept main floor filled with natural light. Stay cool year-round with central A/C. The partially finished basement includes a 4th bedroom, with framing and rough-ins ready for a full bathâ€™™perfect for future development. The double attached garage offers extended length for a truck or workspace. The landscaped yard adds even more room to enjoy. Move-in ready and gently lived in, this home is close to schools, parks, and amenitiesâ€™™perfect for your growing family.

Built in 2019

### Essential Information

MLS® #	E4445946
Price	\$684,884
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,235
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6 Promenade Point(e)
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C9

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Sunroom, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

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

### Exterior

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

Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 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 July 14th, 2025 at 4:32pm MDT