

## \$299,999 - 11 5102 30 Avenue, Beaumont

MLS® #E4431180

**\$299,999**

2 Bedroom, 2.50 Bathroom, 1,442 sqft

Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Nestled in the highly desirable Place Chaleureuse neighborhood of Beaumont, this exquisite townhouse boasts over 1,400 sq. ft. of meticulously designed living space. With 2 generously sized bedrooms and 3 beautifully appointed bathrooms, this home offers both luxury and functionality. The primary bedrooms are a true retreat, each featuring spacious walk-in closets and elegant ensuites for ultimate comfort and privacy. The main floor has been thoughtfully renovated, showcasing an open-concept layout that seamlessly flows from the gourmet kitchen to the dining room and into the inviting living area. Large, bright windows throughout flood the home with natural light, accentuating the sleek modern finishes and creating a warm, welcoming atmosphere. For added convenience, the property includes a heated double car tandem garage with ample storage space. Located in one of Beaumont's most sought-after communities, this home is the perfect blend of contemporary design, comfort, and style!

Built in 2007

### Essential Information

MLS® # E4431180

Price \$299,999

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,442             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11 5102 30 Avenue |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0A9           |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Heated, Insulated, Tandem, Underground, See Remarks                                 |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Partial, Finished                                                          |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 82          |
| Condo Fee      | \$392            |

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 6th, 2025 at 11:32pm MDT