

## \$567,890 - 69 Coloniale Way, Beaumont

MLS® #E4445795

**\$567,890**

4 Bedroom, 3.00 Bathroom, 1,296 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this lovely 1,300 sq ft bungalow in Beaumont's Coloniale Estates, backing onto peaceful Milieu Park. Step into a cozy living room with a gas fireplace, open to a spacious dining area—perfect for everyday meals or hosting guests. The kitchen features plenty of cabinets, a built-in China cabinet, pantry, and room for your breakfast table. There are 3 bedrooms and 2 full baths on the main floor, including a roomy primary suite with access to the back deck and hot tub. The fully finished basement adds a 4th bedroom, 3rd bath, family room with another fireplace, an exercise room, and large laundry. You'll love the double attached garage and recent upgrades like vinyl plank flooring, A/C, new furnace, water softener, composite deck and much more. On a tree-lined street with easy access to schools, parks, Edmonton, and the airport—this home truly has it all. A great place to call home!

Built in 1996

### Essential Information

MLS® #	E4445795
Price	\$567,890
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,296
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	69 Coloniale Way
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1M3

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	10
Zoning	Zone 82

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