

## \$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 | 25               |
| Zoning         | Zone 82          |

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Listing information last updated on April 19th, 2025 at 3:32pm MDT