

\$539,900 - 44 Bonin Crescent, Beaumont

MLS® #E4426812

\$539,900

4 Bedroom, 3.50 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Nestled in prestigious Coloniale Estates, this stunning 2-storey home sits on a massive (6442 sqft) west-facing lot, offering endless backyard potential A/C and tons of renovations like a New floor, New Quartz countertops, New blinds, New HWT, Light Fixtures, an Electric fireplace and Appliances. Soaring windows flood the open-concept layout with natural light, highlighting the elegant living room with a fireplace, a spacious kitchen, and a MAIN-FLOOR OFFICE. Upstairs, a huge bonus room provides the perfect retreat, while the luxurious primary suite boasts a 5-pc ensuite and walk-in closet, complemented by two additional bedrooms. The FULLY FINISHED BASEMENT features a 4th bedroom, an extra bath, and a SECOND KITCHEN with a SEPARATE ENTRY—ideal for extended family. A rare find in a coveted neighborhood!

Built in 2003

Essential Information

| | |
|------------|-----------|
| MLS® # | E4426812 |
| Price | \$539,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 2,049 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 44 Bonin Crescent |
| Area | Beaumont |
| Subdivision | Coloniale Estates (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1R9 |

Amenities

| | |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|----------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Slab |

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

Days on Market 28

Zoning Zone 82

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