

## \$734,999 - 115 Lakeland Drive, Beaumont

MLS® #E4456416

**\$734,999**

7 Bedroom, 4.50 Bathroom, 2,752 sqft

Single Family on 0.00 Acres

Beaumont Lakes, Beaumont, AB

Welcome to this exceptional family residence located in the desirable Beaumont Lakes community. Offering nearly 3,800 sq. ft. of beautifully finished living space across three levels, this home truly has it all. With 7 bedrooms plus a den and 4.5 bathrooms, it is perfectly designed for large or multi-generational families. The main level features a bright sitting room filled with natural light, a spacious formal dining area, a cozy living room with a gas fireplace, and an impressive chef's kitchen complete with a massive island, walk-in pantry, and abundant cabinetry. Upstairs, you'll find four generously sized bedrooms, including two primary suites, each with its own en suite and double vanity. Recent upgrades within the past five years include new flooring, fresh paint, a newly developed basement, updated water heater, and more. The property also boasts an oversized, heated garage.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456416  |
| Price      | \$734,999 |
| Bedrooms   | 7         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,752                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 115 Lakeland Drive |
| Area        | Beaumont           |
| Subdivision | Beaumont Lakes     |
| City        | Beaumont           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0B4            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Triple Garage Attached |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 3                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### Additional Information

Date Listed September 5th, 2025

Days on Market 41

Zoning Zone 82

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