

## \$874,000 - 81 Promenade Boulevard, Beaumont

MLS® #E4458648

**\$874,000**

3 Bedroom, 2.50 Bathroom, 1,810 sqft

Single Family on 0.00 Acres

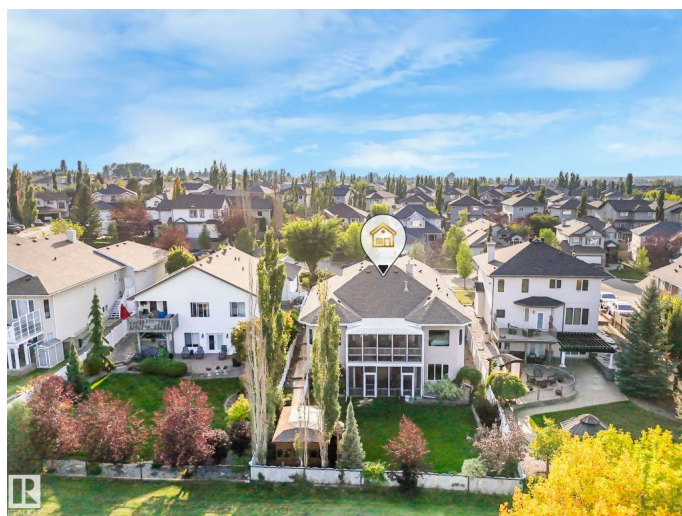
Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this stunning custom-built walkout bungalow in Beaumont, offering over 3,400 sq. ft. of finished living space. This home features 3 bedrooms, 3 full baths, 2 versatile den/office spaces, a theatre room, and a bar/rec area. Built by Darrinâ€™s Homes, it showcases premium upgrades, including two enclosed Suncoast decks (upper and lower), a heated triple garage fully finished by Premier Garages with custom cabinets, epoxy flooring, and floor drain, plus in-floor heating in the walkout basement. Inside, youâ€™ll find granite countertops, built-in oak cabinetry, soaring ceilings, a coffered dining room, wired speakers, central A/C, and a water softener. The landscaped, fenced yard features a charming cedar gazebo, while recent updates include a newer roof, hot water tank, and heating system. Move-in ready and offering exceptional value, this home combines elegance, function, and a prime location on the fairway at Colonialeâ€™ with room for everyone.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458648  |
| Price     | \$874,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,810                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 81 Promenade Boulevard       |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1R1                      |

### Amenities

|                |                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Dog Run-Fenced In, Gazebo, Parking-Extra, Patio, Sunroom, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                                                                                                                                                          |
| Parking        | Triple Garage Attached                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                           |
| Fireplaces        | Brass Surround, Tile Surround                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                           |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Hillside, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 15th, 2025 at 1:33pm MDT