

## \$309,000 - 46 5102 30 Avenue, Beaumont

MLS® #E4436638

**\$309,000**

2 Bedroom, 2.50 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

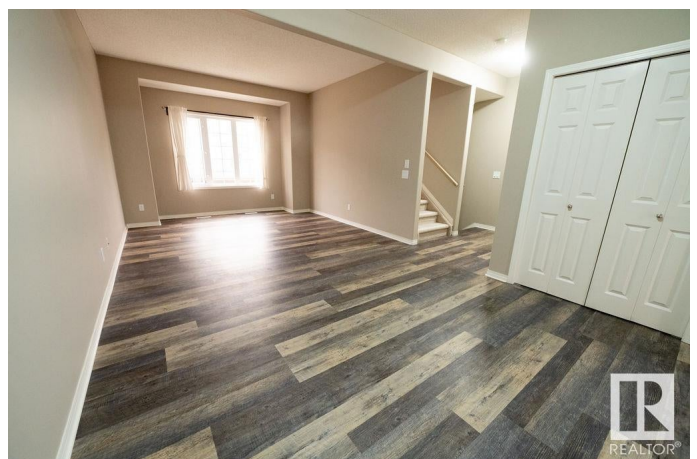
Place Chaleureuse, Beaumont, AB

Welcome to this beautifully updated, air-conditioned townhouse in Beaumontâ€™s sought-after Place Chaleureuseâ€”offering the perfect blend of comfort, style, and versatility. With over 1,400 sq. ft. of bright, open living space, this home features two generous primary bedrooms, each with walk-in closets and private ensuitesâ€”ideal for guests, teens, or a home office setup. The main floor boasts newer appliances, upgraded vinyl plank flooring, and modern countertops in a thoughtfully designed open-concept layout. Large windows fill the space with natural light, highlighting the contemporary finishes throughout. Stay cool in the summer with central AC, and enjoy the convenience of a double tandem garage offering plenty of extra storage. Close to schools, trails, and shopping, this move-in ready, is perfect for any stage of life!

Built in 2006

### Essential Information

MLS® #	E4436638
Price	\$309,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,403
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46 5102 30 Avenue
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A9

### Amenities

Amenities	Air Conditioner, Deck
Parking	Single Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	32
Zoning	Zone 82
Condo Fee	\$392

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:02pm MDT