

## \$825,000 - 12 Country Club Place, Beaumont

MLS® #E4437141

**\$825,000**

3 Bedroom, 2.50 Bathroom, 1,476 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Executive Bungalow on expansive lot in the desirable community of Coloniale Estates. Unique opportunity to live in a peaceful, sought-after location with breathtaking views of the golf course. Custom Brazilian Hardwood throughout main floor. Office space featuring arched doorway and columns. Stunning gourmet kitchen with granite counter tops and maple cabinets. Step out from the kitchen to a covered patio perfect for relaxing or hosting friends. Panoramic views of the golf course in the primary bedroom which has large windows for maximum natural light. A spa-like en-suite with all the amenities you could ask for. The fully finished basement includes a wet bar, fireplace and ample space for fun with a pool table and lounge area. The basement also features two bedrooms including one with a Murphy bed plus built-in wall units for added storage and style. The oversized garage features a floor drain, water faucets and built-in infrared heater for year round comfort.

Built in 2002

### Essential Information

MLS® # E4437141

Price \$825,000

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12 Country Club Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1P8

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Fire Pit, Vinyl Windows, Wall Unit-Built-In, Wet Bar, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	30
Zoning	Zone 82

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 3:17pm MDT