

# \$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

Live the Fairway Lifestyle in Coloniale Estates! This custom walkout bungalow backs directly onto Coloniale Golf Course and offers over 3,400 sq. ft. of finished living space. Featuring 3 bedrooms plus 2 additional flex rooms ideal for guest rooms, offices, or hobby spaces, this home is designed for comfort and versatility. The lower level is built for entertaining with a theatre room, wet bar, and spacious rec area. Enjoy stunning golf course views year-round from TWO enclosed Suncoast all-season decks. A heated triple garage with custom cabinets, in-floor basement heating, and recent upgrades—including roof, hot water tank, and heating system—deliver peace of mind and everyday convenience. Move-in ready, beautifully maintained, and perfectly positioned for luxury living on the fairway.

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 | 46                   |
| Zoning         | Zone 82              |

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Listing information last updated on November 4th, 2025 at 8:02am MST