

## \$649,000 - 5408 30 Avenue, Beaumont

MLS® #E4416118

**\$649,000**

4 Bedroom, 3.50 Bathroom, 2,291 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Well Kept !! Great location set back from 30th Avenue off service road. Close to shopping and schools . Great finishing. 2290 sq. ft. with triple garage, one bay has 12 foot door and deep enough for most RVs. Open concept kitchen with dining room with big window to look on to tiled yard. Extensive use of tile and dark hardwood. Granite in every bathroom. Master has large shower, jet tub and double sinks. Master Bedroom also has sitting area ! Bonus room is huge and has vaulted ceiling. and walk through pantry. Fully finished basement with one bedroom and full washroom. priced to sell !!!

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4416118               |
| Price          | \$649,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,291                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5408 30 Avenue    |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 1W4           |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6" |
| Parking   | Triple Garage Attached, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2024 |
| Days on Market | 140                 |
| Zoning         | Zone 82             |

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