

## \$355,000 - 46 5101 Soleil Boulevard, Beaumont

MLS® #E4449236

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

This exceptional end unit is located in a fantastic complex and is in excellent condition. The property features a spacious foyer that leads to a bright great room with a corner gas fireplace. The kitchen is equipped with updated cabinets, sleek countertops, a large center island that provides additional storage, and modern stainless steel appliances. The dining room is bright and airy, as a result of the end unit having extra windows. Additionally, the sliding doors provide access to a deck and a larger, fully fenced backyard, which includes a newer storage shed. On the upper level, the property offers three generously sized bedrooms, a full bathroom, and a master suite that features a large closet along with a well-appointed three-piece ensuite that is filled with natural light. Located in a beautiful and family-friendly community, and within walking distance to many amenities, including shopping, dining, and the Four Seasons Park

Built in 2008

### Essential Information

MLS® #	E4449236
Price	\$355,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	46 5101 Soleil Boulevard
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C3

### **Amenities**

Amenities	Air Conditioner, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Horizon Heights  
Middle                      Ecole JE Lapointe  
High                        Beaumont Composite

**Additional Information**

Date Listed                July 23rd, 2025  
Days on Market        56  
Zoning                      Zone 82  
Condo Fee                \$347

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Listing information last updated on September 17th, 2025 at 8:17am MDT