

# \$874,000 - 81 Promenade Boulevard, Beaumont

MLS® #E4458648

**\$874,000**

3 Bedroom, 2.50 Bathroom, 1,810 sqft  
Single Family on 0.00 Acres

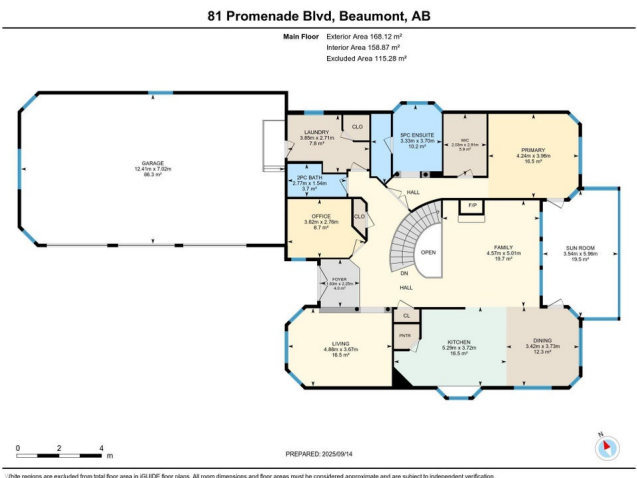
Coloniale Estates (Beaumont), Beaumont, AB

Live the Fairway Lifestyle! This stunning custom walkout bungalow in Beaumont backs onto Coloniale Golf Course and is made for entertaining. Over 3,400 sq. ft. of living space includes 3 bedrooms, 3 baths, 2 dens/offices, a theatre room, and bar/rec area. TWO enclosed Suncoast decks expand your space year-round, while a heated triple garage with custom cabinets and in-floor basement heating make life effortless. Recent updates include roof, hot water tank, and heating system—move-in ready and full of style. Entertain, relax, and enjoy the golf course views every day!

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 39

Zoning Zone 82

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Listing information last updated on October 28th, 2025 at 3:47pm MDT