

## \$539,900 - 44 Bonin Crescent, Beaumont

MLS® #E4426812

**\$539,900**

4 Bedroom, 3.50 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Nestled in prestigious Coloniale Estates, this stunning 2-storey home sits on a massive (6442 sqft) west-facing lot, offering endless backyard potential A/C and tons of renovations like a New floor, New Quartz countertops, New blinds, New HWT, Light Fixtures, an Electric fireplace and Appliances. Soaring windows flood the open-concept layout with natural light, highlighting the elegant living room with a fireplace, a spacious kitchen, and a MAIN-FLOOR OFFICE. Upstairs, a huge bonus room provides the perfect retreat, while the luxurious primary suite boasts a 5-pc ensuite and walk-in closet, complemented by two additional bedrooms. The FULLY FINISHED BASEMENT features a 4th bedroom, an extra bath, and a SECOND KITCHEN with a SEPARATE ENTRY—ideal for extended family. A rare find in a coveted neighborhood!

Built in 2003

### Essential Information

MLS® #	E4426812
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,049
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	44 Bonin Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	March 21st, 2025
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Days on Market 40

Zoning Zone 82

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