

## \$294,999 - 22 5102 30 Avenue, Beaumont

MLS® #E4423541

### \$294,999

3 Bedroom, 2.50 Bathroom, 1,449 sqft  
Condo / Townhouse on 0.00 Acres

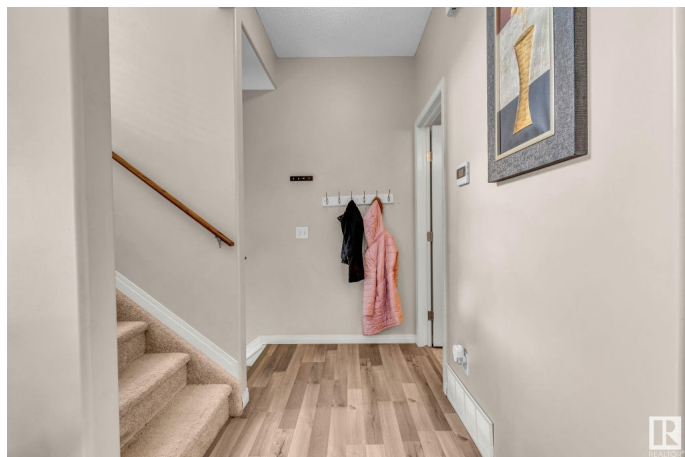
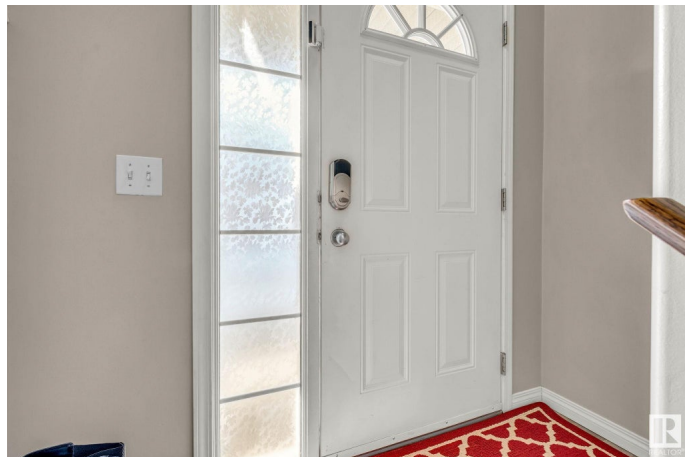
Place Chaleureuse, Beaumont, AB

Welcome to this charming Beaumont home that radiates timeless appeal and cozy comfort. Step into an inviting living room that flows seamlessly into an open area perfect for family meals and relaxed evenings. The kitchen offers plenty of cabinets, generous counter space, and a handy pantry to simplify meal preparation. Enjoy the gas BBQ hookup that makes outdoor entertaining a breeze. Upstairs, discover a welcoming primary bedroom complete with a full ensuite, along with two additional comfortable bedrooms, a 4-piece bathroom, and a convenient laundry area. The partial basement is fully finished with a dedicated storage room, a separate mechanical room, and access to an attached tandem garage with extra storage—ideal for keeping seasonal items safe or creating a work space. Conveniently, the airport is close by, and local shops, schools, and parks are within easy reach. Discover the perfect place to call home.

Built in 2006

### Essential Information

MLS® #	E4423541
Price	\$294,999
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	22 5102 30 Avenue
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A9

### **Amenities**

Amenities	Deck, Parking-Visitor
Parking Spaces	3
Parking	Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 1st, 2025  
Days on Market 11  
Zoning Zone 82  
Condo Fee \$392

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Listing information last updated on March 12th, 2025 at 3:32pm MDT