# \$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 ENTRYâ€"ideal for extended family. A rare find in a coveted neighborhood!

Built in 2003

#### **Essential Information**

MLS® # E4426812 Price \$539,900

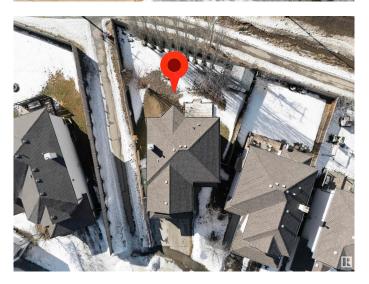
Bedrooms 4

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

Days on Market 49

Zoning Zone 82

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