# \$539,900 - 98 Bonin Crescent, Beaumont

MLS® #E4439594

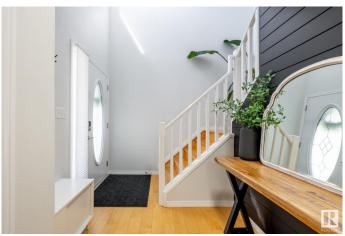
#### \$539,900

3 Bedroom, 2.50 Bathroom, 1,412 sqft Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Wowâ€lif Pinterest designed a dream home in Beaumont, this would be it. Welcome to Colonial Estates, where this former Coventry show home has been completely transformed. Step inside to an airy, light-filled layout featuring a stunning white kitchen with sparkling KitchenAid appliances, quartz countertops, and sustainable Eco-Timber wood flooring (yes, it's 100% carpet-free!). Every inch has been thoughtfully upgraded with the kind of details that turn a house into a home. It's just as dreamy outside, with a fully treed and professionally landscaped yard, a maintenance-free deck, a water feature, and the sweetest playhouse you've ever seen. You'II honestly forget you're only steps from all of Beaumont's best amenities. Fully finished basement, central A/C, a HEPA air filtration system, a newer roof (2017), and absolutely nothing left to do. This is exactly the kind of homeowner you want to buy from: spotless inside and out, lovingly maintained, and full of pride of ownership. Just move in and fall in love.







Built in 2002

#### **Essential Information**

MLS® #	E4439594
Price	\$539,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.00
Year Built	2002
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	98 Bonin Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1N7

## Amenities

Amenities	Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Heated

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater
11 <i>e</i>	
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

# Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools,
	Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	13
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 12th, 2025 at 2:02am MDT