

\$600,000 - 6 Brochu Court, Beaumont

MLS® #E4449352

\$600,000

4 Bedroom, 3.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

BEAUTIFULLY UPGRADED & SPOTLESS both Inside & Out! This Classy & Practical 4 Bedroom, 3 Bathroom Bi-Level has 2,537 Sq Ft. of Living Space! Vaulted Ceilings & Plant Shelves Create an Open & Airy Feeling! The Kitchen is **GORGEIOUS** with a Decorative Bulk Head, Granite Countertops, Decorative Backsplash, Raised Eating Bar & Loads of Beautiful Cabinetry c/w Pull-out Drawers. Many Newer Upgrades include: Windows, HE Lennox Furnace, Hot Water Tank, Central Air Conditioner, Underground Sprinkler System, Water Softener, Interlocking Brick Patio, Pressure Treated Fence & Gates, Permanent Exterior Colored Lights, Most Doors, Eves Troughs, Back Screen Door, Fridge, Microwave Hood fan, Dishwasher, Beverage/Wine Cooler, Ensuite Walk-in Shower & Glass Doors, Flooring, Security System, Garage Door Opener, Concrete Edging around Flower Beds & Front Steps Resurfaced. The Lower Level has 9 Ft Ceilings, Gas Fireplace & Cabinetry c/w Granite. This Home has Been Meticulously Maintained! Simply Move in & Relax! It is **ALL Done!!**

Built in 1999

Essential Information

MLS® #

E4449352



Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6 Brochu Court
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1N7

Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Horizon Heights
Middle	Ecole J.E. Lapointe
High	Ecole Scondaire Composite

Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 82

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Listing information last updated on July 26th, 2025 at 7:02am MDT