

# \$649,000 - 5408 30 Avenue, Beaumont

MLS® #E4416118

**\$649,000**

4 Bedroom, 3.50 Bathroom, 2,291 sqft  
Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Well Kept !! Great location set back from 30th Avenue off service road. Close to shopping and schools . Great finishing. 2290 sq. ft. with triple garage, one bay has 12 foot door and deep enough for most RVs. Open concept kitchen with dining room with big window to look on to tiled yard. Extensive use of tile and dark hardwood. Granite in every bathroom. Master has large shower, jet tub and double sinks. Master Bedroom also has sitting area ! Bonus room is huge and has vaulted ceiling. and walk through pantry. Fully finished basement with one bedroom and full washroom. priced to sell !!!

Built in 2012

## Essential Information

MLS® #	E4416118
Price	\$649,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,291
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 5408 30 Avenue  
Area Beaumont  
Subdivision Place Chaleureuse  
City Beaumont  
County ALBERTA  
Province AB  
Postal Code T4X 1W4

### Amenities

Amenities Ceiling 9 ft., Exterior Walls- 2"x6"  
Parking Triple Garage Attached, See Remarks

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Gas, Washer  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Airport Nearby, Golf Nearby, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed December 12th, 2024  
Days on Market 118  
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 April 9th, 2025 at 6:02am MDT