

\$649,900 - 5518 30 Avenue, Beaumont

MLS® #E4465241

\$649,900

4 Bedroom, 4.00 Bathroom, 2,463 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Former Showhome | 5 Bedrooms | 4 Full Bathrooms | Heated Finished Garage Beautiful former showhome that's been very well cared for and shows like new. Features 5 bedrooms and 4 full bathrooms on a regular lot with extra side windows for plenty of natural light. Move-in ready with finished landscaping, partial fencing, blinds, upgraded appliances, and a heated, finished garage. Main floor offers a full bedroom and bathroom, extended kitchen with a spice kitchen, spacious dining area, and a family room with open-to-above ceiling. Upper floor includes 4 more bedrooms, 3 full bathrooms, laundry, and a bonus room for entertainment. Unfinished basement has 3 large windows – a rare find and great for future development.

Built in 2021

Essential Information

MLS® #	E4465241
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,463
Acres	0.00
Year Built	2021



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5518 30 Avenue
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B4

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 9th, 2025
-------------	--------------------

Days on Market 11

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 November 20th, 2025 at 7:17pm MST