

## \$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	128
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 19th, 2025 at 9:17pm MDT