

# \$567,890 - 69 Coloniale Way, Beaumont

MLS® #E4445795

## \$567,890

4 Bedroom, 3.00 Bathroom, 1,296 sqft  
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this lovely 1,300 sq ft bungalow in Beaumont’s Coloniale Estates, backing onto peaceful Milieu Park. Step into a cozy living room with a gas fireplace, open to a spacious dining area—perfect for everyday meals or hosting guests. The kitchen features plenty of cabinets, a built-in China cabinet, pantry, and room for your breakfast table. There are 3 bedrooms and 2 full baths on the main floor, including a roomy primary suite with access to the back deck and hot tub. The fully finished basement adds a 4th bedroom, 3rd bath, family room with another fireplace, an exercise room, and large laundry. You’ll love the double attached garage and recent upgrades like vinyl plank flooring, A/C, new furnace, water softener, composite deck and much more. On a tree-lined street with easy access to schools, parks, Edmonton, and the airport—this home truly has it all. A great place to call home!

Built in 1996

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445795  |
| Price      | \$567,890 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,296                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 69 Coloniale Way             |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1M3                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, 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, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 82        |

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Listing information last updated on July 7th, 2025 at 11:17am MDT