

## \$309,000 - 46 5102 30 Avenue, Beaumont

MLS® #E4436638

**\$309,000**

2 Bedroom, 2.50 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Welcome to this beautifully updated, air-conditioned townhouse in Beaumont's sought-after Place Chaleureuse offering the perfect blend of comfort, style, and versatility. With over 1,400 sq. ft. of bright, open living space, this home features two generous primary bedrooms, each with walk-in closets and private ensuites—ideal for guests, teens, or a home office setup. The main floor boasts newer appliances, upgraded vinyl plank flooring, and modern countertops in a thoughtfully designed open-concept layout. Large windows fill the space with natural light, highlighting the contemporary finishes throughout. Stay cool in the summer with central AC, and enjoy the convenience of a double tandem garage offering plenty of extra storage. Close to schools, trails, and shopping, this move-in ready, is perfect for any stage of life!

Built in 2006

### Essential Information

MLS® #	E4436638
Price	\$309,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,403
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46 5102 30 Avenue
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A9

### Amenities

Amenities	Air Conditioner, Deck
Parking	Single Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	36
Zoning	Zone 82
Condo Fee	\$392

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 June 20th, 2025 at 3:02pm MDT