

\$369,900 - 5309 Rue Park Street, Beaumont

MLS® #E4449560

\$369,900

3 Bedroom, 2.50 Bathroom, 1,385 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Step into comfort and convenience in the growing community of Place Chaleureuse in Beaumont! This well-maintained 2-storey half duplex offers 3 bedrooms, 2.5 bathrooms, and a bright, functional layout perfect for families, professionals, or investors. The inviting main floor features a spacious living room with a gas fireplace, an open dining area, and a large kitchen with island and newer stainless steel appliances. Sliding patio doors lead to a sunny deck and an impressive fully fenced backyard—ideal for summer BBQs, pets, and play. Upstairs, the primary bedroom offers a walk-in closet and 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the upper level. The unfinished basement provides plenty of storage or future living space. A single attached garage adds convenience year-round. Located minutes from schools, parks, shopping, the international airport, Nisku, and quick access to the QE2. A fantastic opportunity in a friendly, growing neighbourhood!

Built in 2006

Essential Information

MLS® # E4449560

Price \$369,900

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,385 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5309 Rue Park Street |
| Area | Beaumont |
| Subdivision | Place Chaleureuse |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1L5 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, Storage-In-Suite, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 82 |

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