

## \$799,900 - 12 Country Club Place, Beaumont

MLS® #E4453624

**\$799,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This stunning bungalow backing the 9th hole of Coloniale Golf Course, is sure to impress, offering A/C, 3 bedrooms, 2.5 baths, and an oversized heated garage. A grand entrance welcomes you into the main level, featuring Brazilian hardwood floors and 10' ceilings. The kitchen boasts ample cabinetry, corner pantry, stainless steel appliances, and a granite island overlooking the dining area and living room. The king-sized primary suite includes a walk-in closet and luxurious ensuite, while a front flex space makes the perfect home office. A guest bath + laundry complete the main floor. The fully finished basement is designed for entertaining with a massive rec room, pool table, wet bar, and a cozy lounge area with fireplace. Two additional bedrooms, including one with a Murphy bed & office + 4pc bath, and generous storage finish the space. Enjoy the private, fenced yard with patio. All this in an excellent cul-de-sac location, just steps from schools, parks, trails, and shopping!

Built in 2002

### Essential Information

MLS® # E4453624

Price \$799,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12 Country Club Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1P8

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Vinyl Windows, Wall Unit-Built-In, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped,

Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 82

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