

\$539,900 - 44 Bonin Crescent, Beaumont

MLS® #E4426812

\$539,900

4 Bedroom, 3.50 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Nestled in prestigious Coloniale Estates, this stunning 2-storey home sits on a massive (6442 sqft) west-facing lot, offering endless backyard potential A/C and tons of renovations like a New floor, New Quartz countertops, New blinds, New HWT, Light Fixtures, an Electric fireplace and Appliances. Soaring windows flood the open-concept layout with natural light, highlighting the elegant living room with a fireplace, a spacious kitchen, and a MAIN-FLOOR OFFICE. Upstairs, a huge bonus room provides the perfect retreat, while the luxurious primary suite boasts a 5-pc ensuite and walk-in closet, complemented by two additional bedrooms. The FULLY FINISHED BASEMENT features a 4th bedroom, an extra bath, and a SECOND KITCHEN with a SEPARATE ENTRY—ideal for extended family. A rare find in a coveted neighborhood!

Built in 2003

Essential Information

MLS® #	E4426812
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,049
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	44 Bonin Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R9

Amenities

Amenities	Air Conditioner, Detectors Smoke, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	March 21st, 2025
-------------	------------------

Days on Market 43

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 May 3rd, 2025 at 8:47pm MDT