

\$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!

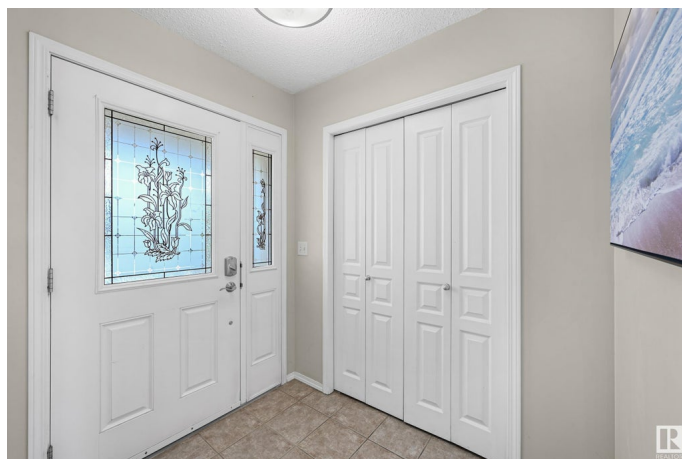
Built in 2006

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	3
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 July 26th, 2025 at 11:17pm MDT