

\$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

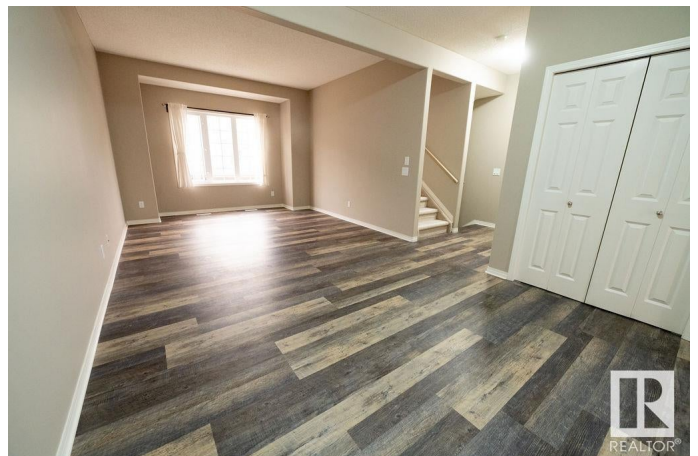
Place Chaleureuse, Beaumont, AB

Welcome to this beautifully updated, air-conditioned townhouse in Beaumontâ€™s sought-after Place Chaleureuseâ€”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 ensuitesâ€”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 | 18 |
| Zoning | Zone 82 |
| Condo Fee | \$392 |

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Listing information last updated on June 2nd, 2025 at 2:32pm MDT