

\$874,000 - 81 Promenade Boulevard, Beaumont

MLS® #E4458648

\$874,000

3 Bedroom, 2.50 Bathroom, 1,810 sqft
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Live the Fairway Lifestyle in Coloniale Estates! This custom walkout bungalow backs directly onto Coloniale Golf Course and offers over 3,400 sq. ft. of finished living space. Featuring 3 bedrooms plus 2 additional flex rooms ideal for guest rooms, offices, or hobby spaces, this home is designed for comfort and versatility. The lower level is built for entertaining with a theatre room, wet bar, and spacious rec area. Enjoy stunning golf course views year-round from TWO enclosed Suncoast all-season decks. A heated triple garage with custom cabinets, in-floor basement heating, and recent upgrades—including roof, hot water tank, and heating system—deliver peace of mind and everyday convenience. Move-in ready, beautifully maintained, and perfectly positioned for luxury living on the fairway.

Built in 2002

Essential Information

MLS® #	E4458648
Price	\$874,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	81 Promenade Boulevard
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R1

Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Dog Run-Fenced In, Gazebo, Parking-Extra, Patio, Sunroom, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Hillside, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	45
Zoning	Zone 82

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