

## \$584,900 - 5116 Chateau Court, Beaumont

MLS® #E4449391

**\$584,900**

3 Bedroom, 2.50 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Quick Possession Available! This stunning 2-storey, move-in-ready home offers nearly 2,000 sqft, sits on a 534 sqm pie-shaped lot & is packed with upgrades, including 2022 central A/C, an oversized 25x25 heated garage, 2022 furnace, 9ft foundation walls in the partially finished basement, stainless steel appliances, newer washer/dryer & hardwood throughout. The open-concept main floor features 9ft ceilings & a stylish feature wall with a gas fireplace that seamlessly connects the living, dining & kitchen areas. The kitchen is equipped with maple cabinetry, granite countertops & a spacious island. A large mudroom, main floor laundry & a half bath complete this level. Upstairs you'll find 3 bedrooms, including a generous primary with a 5pc ensuite (separate tub & shower) & a walk-in closet. An office/den (can be converted into a 4th bedroom) & another full bath complete the upper level. Enjoy your morning coffee on the private east-facing deck—no neighbours behind & plenty of space between houses!

Built in 2006

### Essential Information

MLS® # E4449391

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,991                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5116 Chateau Court |
| Area        | Beaumont           |
| Subdivision | Place Chaleureuse  |
| City        | Beaumont           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 1W5            |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Gazebo, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized                                                               |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                          |
| Fireplaces        | Stone Facing                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Partially Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement                                                                                       |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Fiber Cement                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 82         |

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Listing information last updated on August 28th, 2025 at 6:47am MDT