

## \$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

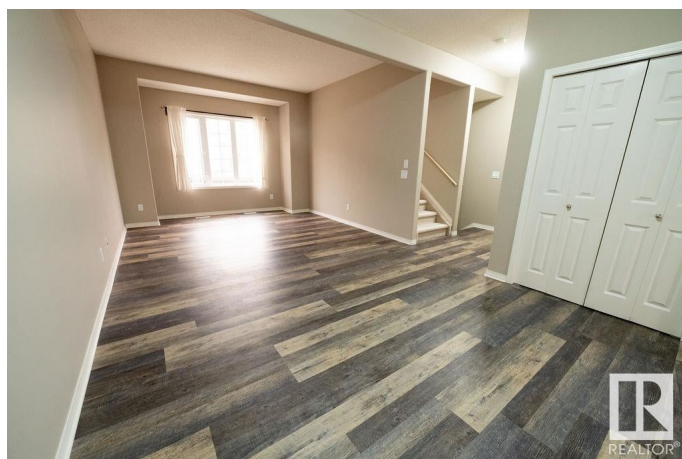
Place Chaleureuse, Beaumont, AB

Welcome to this beautifully updated townhouse in Beaumont's desirable Place Chaleureuse offering comfort, style, and flexibility for today's homeowner. With over 1,400 sq. ft. of bright, open living space, you'll love the two spacious primary bedrooms, each with walk-in closets and private ensuites—perfect for guests, teens, or working from home. The main floor features newer appliances, upgraded vinyl plank flooring, and stunning countertops in a thoughtfully renovated open-concept layout. Large windows flood the home with natural light, showcasing modern finishes throughout. Bonus: a double tandem garage for extra storage. Close to schools, trails, and shopping—a move-in ready home for every 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	3

Zoning	Zone 82
Condo Fee	\$392

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Listing information last updated on May 18th, 2025 at 12:02am MDT