

## \$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 Beaumont's sought-after Place Chaleureuse 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 ensuites—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 | 54             |
| Zoning         | Zone 82        |
| Condo Fee      | \$392          |

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Listing information last updated on July 7th, 2025 at 10:32pm MDT