

\$874,000 - 81 Promenade Boulevard, Beaumont

MLS® #E4458648

\$874,000

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

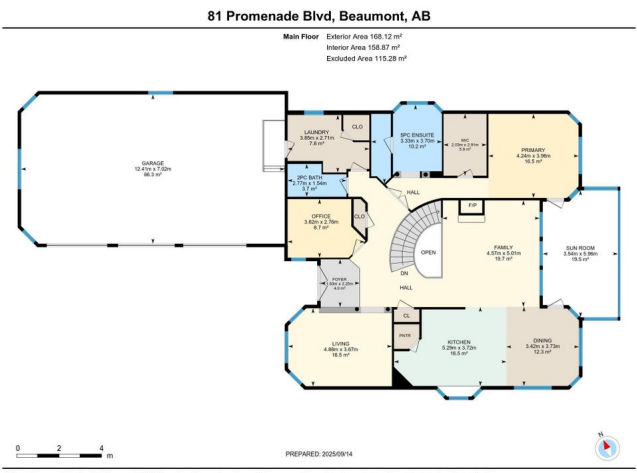
Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this stunning custom-built walkout bungalow in Beaumont, offering over 3,400 sq. ft. of finished living space. This home features 3 bedrooms, 3 full baths, 2 versatile den/office spaces, a theatre room, and a bar/rec area. Built by Darrinâ€™s Homes, it showcases premium upgrades, including two enclosed Suncoast decks (upper and lower), a heated triple garage fully finished by Premier Garages with custom cabinets, epoxy flooring, and floor drain, plus in-floor heating in the walkout basement. Inside, youâ€™ll find granite countertops, built-in oak cabinetry, soaring ceilings, a coffered dining room, wired speakers, central A/C, and a water softener. The landscaped, fenced yard features a charming cedar gazebo, while recent updates include a newer roof, hot water tank, and heating system. Move-in ready and offering exceptional value, this home combines elegance, function, and a prime location on the fairway at Colonialeâ€™ with room for everyone.

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	30
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 7:32pm MDT