

\$539,900 - 4 Brassard Court, Beaumont

MLS® #E4460471

\$539,900

4 Bedroom, 2.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

LOCATION! This Elegant Executive 3+1 bdm Montorio home sits on quiet culdesac, has superb curb appeal w/ stone ext detailing, landscaped & steps from school, park and Coloniale golf course. Welcoming foyer, custom tile & hardwood flooring, pillars leading to a fabulous open floorplan, lrg very sunny WEST windows overlooking backyard. Gorgeous dark maple island kitchen has stainless appliances, plenty of cabinets, granite countertops and pantry! Expansive dining area is off kitchen opens onto large deck and fenced landscaped backyard. Good sized living room that's cozy w/ its gas fireplace, mantel & w/ backyard views thru oversized WEST picture windows. Laundry and bath complete main floor. ALSO A/C throughout! Upstairs has vaulted ceilings in large bonus room w/ more windows. Kingsized master bedroom has walkin closet & full ensuite AND soaker tub. 2 add'l bedrooms and full bath upstairs. Fully finished basement has add'l 4th bdm and family room. EXTRA large double heated garage! A MUST SEE!!

Built in 2011

Essential Information

MLS® # E4460471

Price \$539,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4 Brassard Court
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E7

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	18
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 20th, 2025 at 8:32pm MDT