

\$375,000 - 5305 Rue Parc Street, Beaumont

MLS® #E4434706

\$375,000

2 Bedroom, 3.00 Bathroom, 1,385 sqft

Single Family on 0.00 Acres

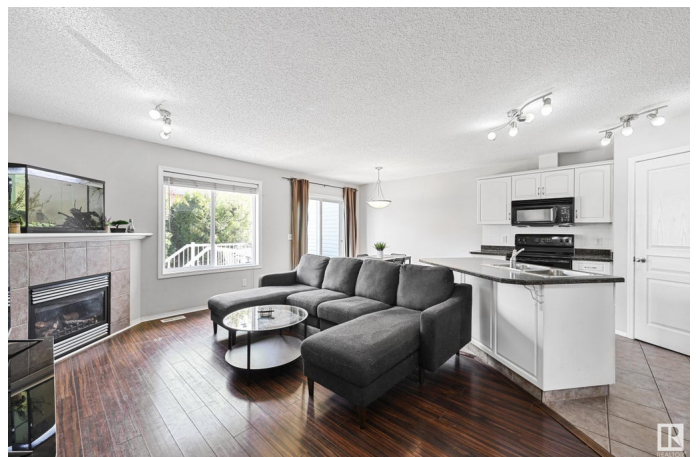
Place Chaleureuse, Beaumont, AB

Welcome to the perfect affordable family home with a Professionally Finished Basement, All Brand New Carpet and No Condo Fees! This is truly the best family location, just steps to École Mother d'Youville School, Beaumont Spray Park and More! The open concept main floor has a great kitchen with island, generous dining room and large living room with gas fireplace. Upstairs, enjoy the convenience of a full-sized Upstairs Laundry Room, plus two massive bedrooms, each with their own ensuite and large walk in closets. Downstairs has been professionally finished with a Bonus Room and Bathroom, plus can easily accommodate a 3rd bedroom with Egress window and walk in closet. The private backyard is fully fenced and is perfect for pets and kids. A great affordable home in a spectacular family location! Welcome home!

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4434706 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,385 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5305 Rue Parc Street |
| Area | Beaumont |
| Subdivision | Place Chaleureuse |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1W4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, Front Porch |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Ecole Bellevue,Beau Meadow
Middle JE Lapointe,Coloniale Est.
High Beaumont Comp. High School

Additional Information

Date Listed May 6th, 2025
Days on Market 8
Zoning Zone 82

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