

## \$539,000 - 3011 Soleil Boulevard, Beaumont

MLS® #E4437133

**\$539,000**

3 Bedroom, 2.50 Bathroom, 2,124 sqft

Single Family on 0.00 Acres

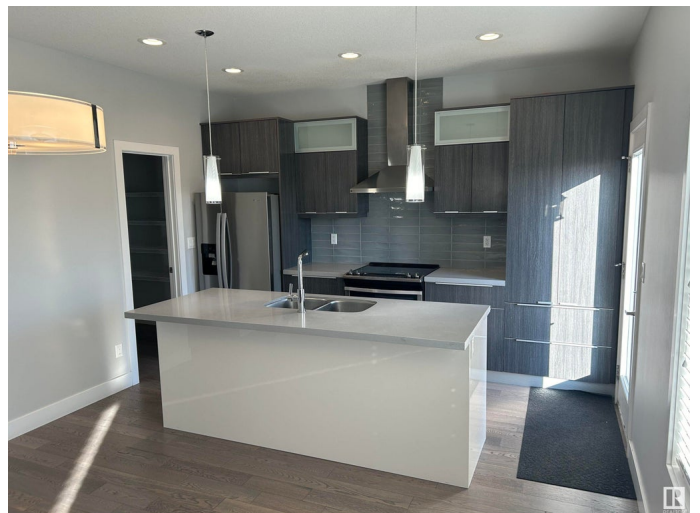
Place Chaleureuse, Beaumont, AB

If You always wanted to live in Beaumont here is your chance. The main floor which boasts a walk in pantry with access from the large mudroom, It also has a large kitchen with island, stainless steel appliances and quartz countertops. The main floor comes equipped with a large dining area, a living room with electric fireplace, 1/2 bathroom and den all with beautiful hardwood floors. On the top floor you have a large bonus room, laundry room, a huge Primary bedroom with ensuite and walk in closet, as well as 2 more bedrooms and a full bathroom. The basement is large and open and is waiting to be finished. The backyard is large and fully fenced. This home is minutes from the airport and the southside of Edmonton. Close to tons of shopping, restaurants and great schools.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437133  |
| Price          | \$539,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,124     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3011 Soleil Boulevard |
| Area        | Beaumont              |
| Subdivision | Place Chaleureuse     |
| City        | Beaumont              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 2T5               |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks, HRV System |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                                                     |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |

## 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 June 17th, 2025 at 6:17am MDT