

## \$699,900 - 5536 Poirier Way, Beaumont

MLS® #E4450497

**\$699,900**

6 Bedroom, 3.00 Bathroom, 2,705 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

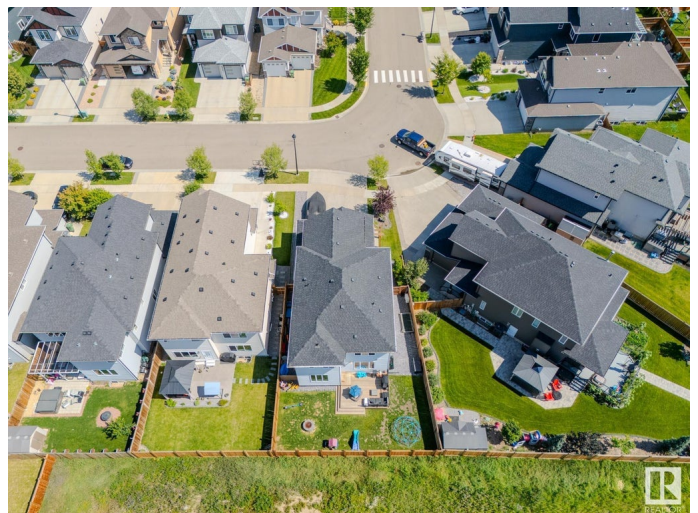
Stunning in Place Chaleureuse! Fully Finished 2 Storey with over 3700sqft on all 3 Levels! Triple Garage. 7 Bedrooms! Main floor showcases open concept Great Room with coffered ceiling, modern upgraded kitchen, walk thru pantry/mud room, Bedroom/Den and 3PC BATH ON MAIN. 4 bedrooms, 2 baths, laundry room with tons of storage and spacious Bonus Room with Vaulted Ceiling upstairs. Primary Suite has luxurious 5 pc en-suite with his and hers sinks, Shower with BODY JETS and Walk in Closet. Upgrades include modern kitchen with QUARTZ counters thru out the house. California Closets, Linear Fireplace, extensive wood work with built in organizers, wired for sound, Central A/C. Bright finished basement has 2 more bedrooms, separate side entry, 9 ft ceilings, originally roughed in for extra bath and kitchen for future. Beautifully designed for everyday living and entertaining! Schools and Shopping just steps away and easy access to Nisku, Leduc, the International Airport and Anthony Henday!

Built in 2018

### Essential Information

MLS® # E4450497

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,705                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5536 Poirier Way  |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2B3           |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Vaulted Ceiling, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Front Drive Access, Insulated, Triple Garage Attached                                                                              |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, 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, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | École Champs Vallée        |
| Middle     | École Champs Vallée        |
| High       | École Secondaire Composite |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 82         |

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Listing information last updated on August 1st, 2025 at 9:02pm MDT