

# \$299,900 - 50 5102 30 Avenue, Beaumont

MLS® #E4452211

## \$299,900

3 Bedroom, 2.50 Bathroom, 1,430 sqft  
Condo / Townhouse on 0.00 Acres

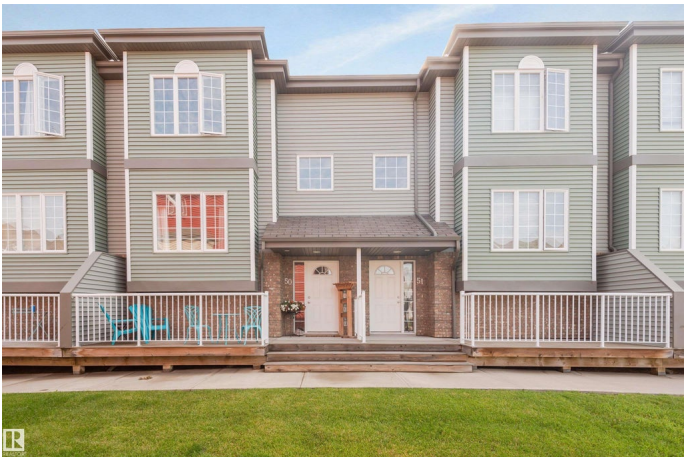
Place Chaleureuse, Beaumont, AB

Looking for that perfect Starter home or your first Investment property? This 3 bedroom 3 bathroom townhouse is just what you need. This well kept 2 story townhouse has an open floorpan with lots of space to entertain. The large living room is just steps away from your U-shaped kitchen and the back patio doors. The second floor has 3 spacious bedrooms and 2 bathrooms including the Master ensuite. This price includes A double Heated Tandem Garage and patios on the front and back of the house for your enjoyment. Close to 2 brand new schools and shopping just steps across the street.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452211          |
| Price          | \$299,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,430             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 50 5102 30 Avenue |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0A9           |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Attached, Heated, Tandem            |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 3                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Partial, Finished                                                                                                               |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stone, Vinyl                                         |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 82          |
| Condo Fee      | \$392            |

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 September 3rd, 2025 at 2:17am MDT