

\$799,900 - 12 Country Club Place, Beaumont

MLS® #E4453624

\$799,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This stunning bungalow backing the 9th hole of Coloniale Golf Course, is sure to impress, offering A/C, 3 bedrooms, 2.5 baths, and an oversized heated garage. A grand entrance welcomes you into the main level, featuring Brazilian hardwood floors and 10'™ ceilings. The kitchen boasts ample cabinetry, corner pantry, stainless steel appliances, and a granite island overlooking the dining area and living room. The king-sized primary suite includes a walk-in closet and luxurious ensuite, while a front flex space makes the perfect home office. A guest bath + laundry complete the main floor. The fully finished basement is designed for entertaining with a massive rec room, pool table, wet bar, and a cozy lounge area with fireplace. Two additional bedrooms, including one with a Murphy bed & office + 4pc bath, and generous storage finish the space. Enjoy the private, fenced yard with patio. All this in an excellent cul-de-sac location, just steps from schools, parks, trails, and shopping!

Built in 2002

Essential Information

MLS® # E4453624

Price \$799,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12 Country Club Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1P8

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Vinyl Windows, Wall Unit-Built-In, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped,

Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
Zoning	Zone 82

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