

## **\$600,000 - 6 Brochu Court, Beaumont**

MLS® #E4449352

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

**BEAUTIFULLY UPGRADED & SPOTLESS** both Inside & Out! This Classy & Practical 4 Bedroom, 3 Bathroom Bi-Level has 2,537 Sq Ft. of Living Space! Vaulted Ceilings & Plant Shelves Create an Open & Airy Feeling! The Kitchen is **GORGEIOUS** with a Decorative Bulk Head, Granite Countertops, Decorative Backsplash, Raised Eating Bar & Loads of Beautiful Cabinetry c/w Pull-out Drawers. Many Newer Upgrades include: Windows, HE Lennox Furnace, Hot Water Tank, Central Air Conditioner, Underground Sprinkler System, Water Softener, Interlocking Brick Patio, Pressure Treated Fence & Gates, Permanent Exterior Colored Lights, Most Doors, Eves Troughs, Back Screen Door, Fridge, Microwave Hood fan, Dishwasher, Beverage/Wine Cooler, Ensuite Walk-in Shower & Glass Doors, Flooring, Security System, Garage Door Opener, Concrete Edging around Flower Beds & Front Steps Resurfaced. The Lower Level has 9 Ft Ceilings, Gas Fireplace & Cabinetry c/w Granite. This Home has Been Meticulously Maintained! Simply Move in & Relax! It is **ALL Done!!**

Built in 1999

### **Essential Information**

MLS® #

E4449352



Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	6 Brochu Court
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1N7

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Horizon Heights
Middle	Ecole J.E. Lapointe
High	Ecole Scondaire Composite

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 82

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