

\$874,000 - 81 Promenade Boulevard, Beaumont

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Coloniale Estates (Beaumont), Beaumont, AB

Built in 2002

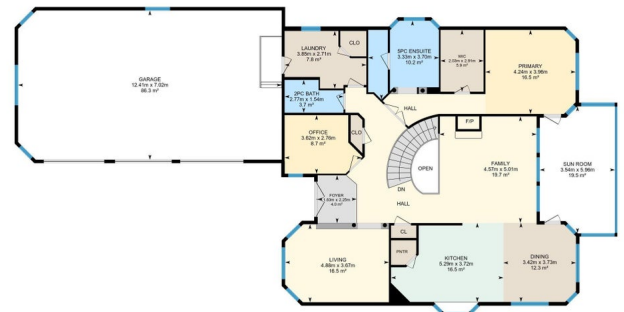
Essential Information

MLS® #	E4458648
Price	\$874,000
Bedrooms	3
Bathrooms	2.50



81 Promenade Blvd, Beaumont, AB

Main Floor	Exterior Area 168.12 m ²
	Interior Area 158.87 m ²
	Excluded Area 115.28 m ²



A horizontal number line with tick marks at 0, 2, and 4. The segment between 0 and 2 is shaded black.

PREPARED: 2025/09/14

^a While regions are excluded from total floor area in IGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	81 Promenade Boulevard
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R1

Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Dog Run-Fenced In, Gazebo, Parking-Extra, Patio, Sunroom, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Hillside, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	31
Zoning	Zone 82

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Listing information last updated on October 20th, 2025 at 12:32am MDT