

## \$284,702 - 24 5102 30 Avenue, Beaumont

MLS® #E4463558

**\$284,702**

3 Bedroom, 2.50 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

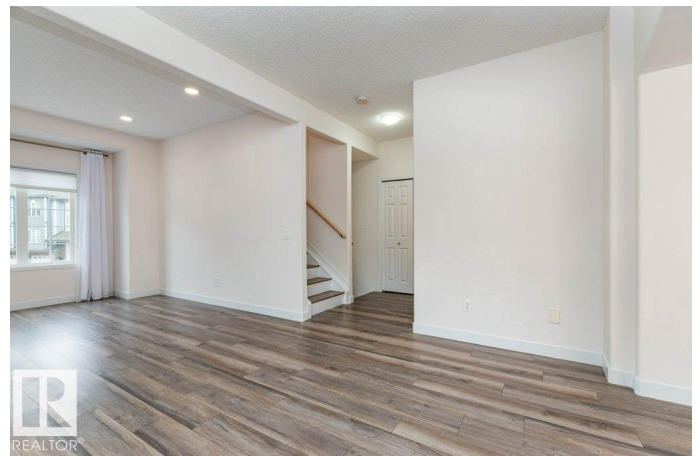
Place Chaleureuse, Beaumont, AB

3 BEDROOM END-UNIT...IN VILLAGE DE MIRABELLE...DOUBLE/TANDEM GARAGE....CONVENIENT UPSTAIRS LAUNDRY...Over 1300 sq ft of living space. Main floor boasts open-concept living with large family room, 2pc bath, Kitchen with pantry, lots of counter space, peninsula, and spacious dining area. Walk out the sliding patio doors and enjoy the outdoor balcony + gas line for BBQ. Upstairs, there are 3 spacious bedrooms, 4pc bath & Laundry too. The primary bedroom has walk-through closets & 3 pc ensuite. The double tandem garage has tons of space with lots of additional side storage plus interior water tap & floor drain. Also roughed-in for central vac. Other upgrades include paint, luxury vinyl plank flooring, appliances, hot water tank, furnace, and CENTRAL AIR CONDITIONING. Great location, within walking distance to shopping, schools and all amenities offering easy access to Highway 2 and the airport. ~!WELCOME HOME!~

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463558  |
| Price    | \$284,702 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,324             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 24 5102 30 Avenue |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0A9           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Deck, Parking-Visitor          |
| Parking Spaces | 4                              |
| Parking        | Double Garage Attached, Tandem |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                             |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 82            |
| Condo Fee      | \$392              |

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Listing information last updated on October 28th, 2025 at 3:02am MDT