

## \$289,900 - 54 5102 30 Avenue, Beaumont

MLS® #E4453018

**\$289,900**

2 Bedroom, 2.50 Bathroom, 1,421 sqft

Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Welcome to this beautifully designed 2-storey townhouse condo that offers the perfect blend of comfort, space, and convenience. Featuring two large primary bedrooms—one with a 4-piece ensuite and a spacious walk-in closet, and the other with its own private 3-piece ensuite—this home is ideal for those seeking privacy and functionality. The main level includes everything you need, including a spacious open-concept living area filled with natural light, a functional kitchen and dining space, and a convenient 2-piece bathroom. Step outside onto the large west-facing deck to enjoy sunny afternoons and evening relaxation. Central air conditioning keeps the home cool through the summer, while a Mid-efficiency furnace provides warmth during the cooler months. The property is fully finished and includes an oversized tandem double garage, offering ample space for parking, storage, or your favorite tools and toys. Located within walking distance to schools, shopping, restaurants, and more!

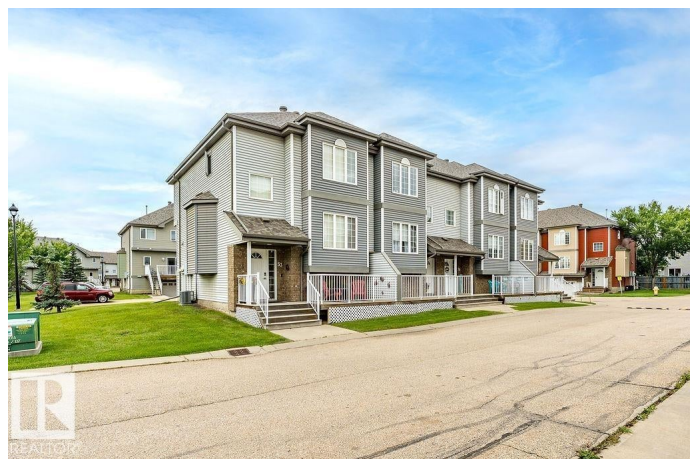
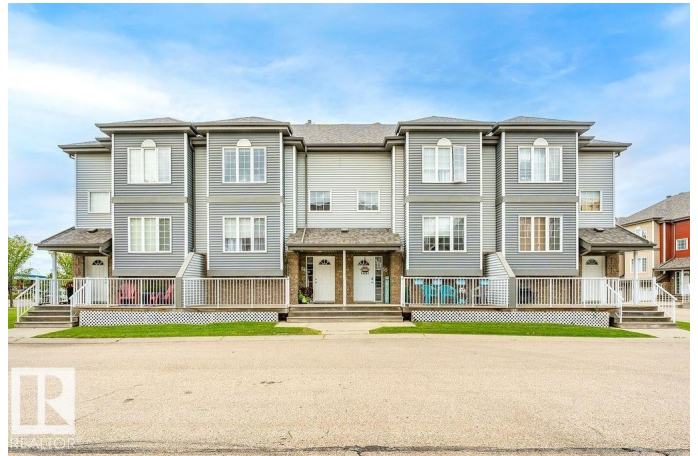
Built in 2006

### Essential Information

MLS® # E4453018

Price \$289,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,421             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 5102 30 Avenue |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0A9           |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Patio, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, Insulated, Over Sized            |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Partial, Finished                                                                                                           |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Back Lane, Cul-De-Sac, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 13th, 2025  
Days on Market                83  
Zoning                              Zone 82  
Condo Fee                        \$392

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