

## \$257,680 - N/A, Beaumont

MLS® #E4417057

**\$257,680**

2 Bedroom, 2.00 Bathroom, 736 sqft  
Condo / Townhouse on 0.00 Acres

Beau Val, Beaumont, AB

Welcome to the PLACE DU CANAL ESTATES. 2 bedrooms + 2 bathrooms with a great open floor plan. The kitchen features white cabinets, quartz countertops & an island with 4 drawers. The living area is open to the kitchen area and feature sliding glass door to the large covered balcony two storage areas. The spacious primary suite is off the living area w/a 3pce en-suite. Bedroom 2, the 4pce main bath, and in-suite laundry complete the condo. Included with the unit is an air conditioner, blinds and one parking stall in the heated parkade-which is ground level. On the first level you'll find the social room, 2pce powder room, fitness room & workshop. The building includes elevator access and a comprehensive sprinkler and fire alarm system. Superior materials and construction methods (such as the eight inch-concrete floors and dual wall systems). Located close parks & walking paths. No more shoveling or mowing!

Built in 2019

### Essential Information

MLS® #	E4417057
Price	\$257,680
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	736
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	N/A
Area	Beaumont
Subdivision	Beau Val
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C7

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Garage Opener, Intercom, Oven-Microwave
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Fiber Cement, Stone
Exterior Features	Airport Nearby, Low Maintenance Landscape
Roof	Asphalt Shingles

Construction Wood, Fiber Cement, Stone  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 3rd, 2025  
Days on Market 91  
Zoning Zone 82  
Condo Fee \$399

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