

## \$474,900 - 56 Bonin Crescent, Beaumont

MLS® #E4457629

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to 56 Bonin Cres. This well looked after Bi Level checks a lot of the boxes. Located in the sought after community of Colonial Estates sits this 4 bedroom, 3 bath home. You're greeted by a spacious entrance, leading up to your open concept kitchen which flows to the spacious living room. Sliding patio doors take you to your south west facing FULLY LANDSCAPED backyard, elevated tiered deck w/railing, fire pit and space for the kids. Finishing off the upper level you have a spacious Primary bedroom w/ 3pc ensuite, 1 main floor bedroom and a 3pc bath. The basement is FULLY FINISHED w/ 2 bedrooms, 3 pc bath, spacious family room that would be ideal for having company over and hoisting the game. House is Painted recently and some flooring has been upgraded. Other awesome features includes ROOF Replaced(2023), hot water tank(2025), Central A/C, Storage Room, Insulated & HEATED Garage and sooooo much more! Welcome home! Welcome to Beaumont!

Built in 2003

### Essential Information

MLS® # E4457629

Price \$474,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,225                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 56 Bonin Crescent            |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1R9                      |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit |
| Parking   | Double Garage Attached, Heated, Insulated          |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Vinyl                       |
| Exterior Features | Fenced, No Back Lane, See Remarks |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Vinyl                       |
| Foundation        | Concrete Perimeter                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 57                   |
| Zoning         | Zone 82              |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 9:02am MST