

## \$299,000 - 54 5102 30 Avenue, Beaumont

MLS® #E4453018

**\$299,000**

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!

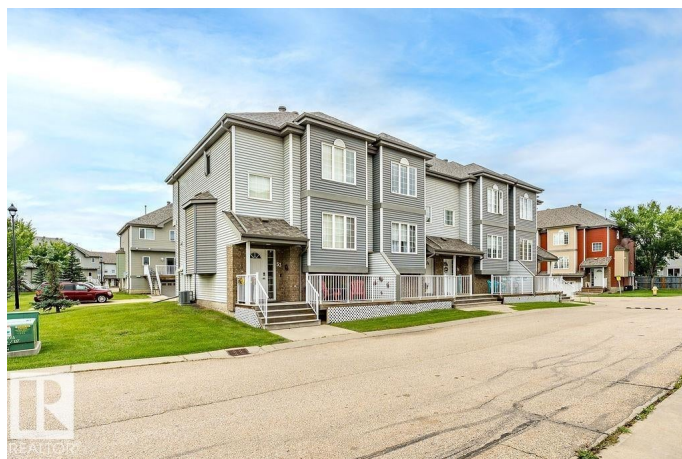
Built in 2006

### Essential Information

MLS® # E4453018

Price \$299,000

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                2  
Zoning                              Zone 82  
Condo Fee                        \$392

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Listing information last updated on August 15th, 2025 at 2:17am MDT