

## \$600,000 - 6 Brochu Court, Beaumont

MLS® #E4449352

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

BEAUTIFULLY UPGRADED & SPOTLESS both Inside & Out! This Classy & Practical 4 Bedroom, 3 Bathroom Bi-Level has 2,537 Sq Ft. of Living Space! Vaulted Ceilings & Plant Shelves Create an Open & Airy Feeling! The Kitchen is GORGEOUS with a Decorative Bulk Head, Granite Countertops, Decorative Backsplash, Raised Eating Bar & Loads of Beautiful Cabinetry c/w Pull-out Drawers. Many Newer Upgrades include: Windows, HE Lennox Furnace, Hot Water Tank, Central Air Conditioner, Underground Sprinkler System, Water Softener, Interlocking Brick Patio, Pressure Treated Fence & Gates, Permanent Exterior Colored Lights, Most Doors, Eves Troughs, Back Screen Door, Fridge, Microwave Hood fan, Dishwasher, Beverage/Wine Cooler, Ensuite Walk-in Shower & Glass Doors, Flooring, Security System, Garage Door Opener, Concrete Edging around Flower Beds & Front Steps Resurfaced. The Lower Level has 9 Ft Ceilings, Gas Fireplace & Cabinetry c/w Granite. This Home has Been Meticulously Maintained! Simply Move in & Relax! It is ALL Done!!

Built in 1999

### Essential Information

MLS® #

E4449352



|                |                        |
|----------------|------------------------|
| Price          | \$600,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,269                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 6 Brochu Court               |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1N7                      |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Ecole Horizon Heights     |
| Middle     | Ecole J.E. Lapointe       |
| High       | Ecole Scondaire Composite |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 82         |

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Listing information last updated on August 1st, 2025 at 1:02am MDT