

## \$369,900 - 5309 Rue Park Street, Beaumont

MLS® #E4449560

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,385 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Step into comfort and convenience in the growing community of Place Chaleureuse in Beaumont! This well-maintained 2-storey half duplex offers 3 bedrooms, 2.5 bathrooms, and a bright, functional layout perfect for families, professionals, or investors. The inviting main floor features a spacious living room with a gas fireplace, an open dining area, and a large kitchen with island and newer stainless steel appliances. Sliding patio doors lead to a sunny deck and an impressive fully fenced backyard—ideal for summer BBQs, pets, and play. Upstairs, the primary bedroom offers a walk-in closet and 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the upper level. The unfinished basement provides plenty of storage or future living space. A single attached garage adds convenience year-round. Located minutes from schools, parks, shopping, the international airport, Nisku, and quick access to the QE2. A fantastic opportunity in a friendly, growing neighbourhood!

Built in 2006

### Essential Information

MLS® # E4449560

Price \$369,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,385         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5309 Rue Park Street |
| Area        | Beaumont             |
| Subdivision | Place Chaleureuse    |
| City        | Beaumont             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T4X 1L5              |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Storage-In-Suite, Vinyl Windows |
| Parking   | Single Garage Attached                                       |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Corner                                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 82         |

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