

## \$659,900 - 3248 Pelerin Crescent, Beaumont

MLS® #E4449117

**\$659,900**

5 Bedroom, 3.00 Bathroom, 2,432 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

PLACE CHALEUREUSE- BRAND NEW 2 Storey + Basement, 2432 sq ft, 4 Bedroom + BONUS room FUNCTIONAL LAYOUT-OVERSIZED DOUBLE GARAGE - UPGRADED KITCHEN, All SHELIVING is MDF, FLOORING is tile, Luxury Vinyl, or carpet, TRIPLE PANE WINDOWS are EVERYWHERE! DEN/BEDROOM at the front of home. ALL COUNTERS are QUARTZ & pantry has WALK-THROUGH MUD ROOM from garage with Boot Bench & Walk in Closet. Bonus room has tons of natural light. Spacious Master with your LUXURIOUS ensuite that has dbl vanity, Freestanding soaker tub & glass shower ! MASSIVE ensuite closet. The WELL sized 2nd,3rd and 4th bedroom, full bath, & LAUNDRY round off upper flr. Basement has SIDE ENTRANCE, OVERSIZED WINDOWS & utilities/rough-ins tucked away w TANKLESS WATER! Appliance package included. Deck and decent size backyard to relax and entertain.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449117  |
| Price      | \$659,900 |
| Lease Rate | \$34      |
| Bedrooms   | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,432                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3248 Pelerin Crescent |
| Area        | Beaumont              |
| Subdivision | Place Chaleureuse     |
| City        | Beaumont              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 2Z1               |

### Amenities

|                |                                                                                                                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, Low Flow Faucets/Shower, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                                                                                                                                                                                     |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Appliances Negotiable, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace) |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Insert                                                                                    |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Flat Site, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Slab                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 71              |
| 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 October 1st, 2025 at 2:17pm MDT