

## \$284,900 - 2 5102 30 Avenue, Beaumont

MLS® #E4449429

**\$284,900**

2 Bedroom, 2.50 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Welcome to Village de Mirabelle in Beaumont! Perfect for professionals seeking space, privacy & quick access to shopping & EIA. This large townhouse features a unique double tandem garage with great storage & room for 2 small cars. Perfect for Alberta winters. Lower level includes utility area & under stair storage. Main floor offers an open-concept kitchen, HUGE living room with big windows & dinette with sliding door to the private back deck! No rear neighbours. Kitchen features black appliances, pantry, linoleum flooring & a window overlooking the yard. A 2-pce bath completes the main level. Upstairs, you'll find 2 large bedrooms, each with its own ensuite. The primary suite includes a walk-in closet & 4-pce bath. Hallway access to upper floor in-suite laundry adds convenience. Let the condo take care of grass cutting & snow removal. Affordable, stylish & move-in ready! This home checks all the boxes for modern, low-maintenance living!

Built in 2006

### Essential Information

MLS® #	E4449429
Price	\$284,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2 5102 30 Avenue
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A9

### Amenities

Amenities	Deck, Parking-Visitor, Storage-In-Suite
Parking Spaces	3
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                53  
Zoning                              Zone 82  
Condo Fee                        \$392

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 September 15th, 2025 at 1:32am MDT