

## **\$309,900 - 52 5101 Soleil Boulevard, Beaumont**

MLS® #E4430303

**\$309,900**

2 Bedroom, 2.50 Bathroom, 1,209 sqft  
Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Discover exceptional value and low-maintenance living in this beautifully kept end unit townhouse located in the heart of Place Chaleureuse, one of Beaumont's most desirable neighbourhoods. This thoughtfully designed home features a rare double primary suite layout. Perfect for roommates, guests, or multi-generational living. The open-concept main floor is bright and inviting, with modern finishes and central air conditioning for year-round comfort. The kitchen boasts ample cabinetry and counter space, flowing seamlessly into the dining and living areas, ideal for entertaining. Step outside to enjoy your private, low-maintenance backyard, offering just the right amount of green space without the upkeep. Additional highlights include: End unit location for extra windows and natural light - Single attached garage with driveway parking - Convenient ADDITIONAL VISTOR parking - Walking distance to schools, shopping, restaurants, and parks. Downstairs is unfinished, but can easily accommodate another bedroom!

Built in 2009

### **Essential Information**

MLS® #	E4430303
Price	\$309,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	52 5101 Soleil Boulevard
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E3

### Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Low Maintenance

	Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	10
Zoning	Zone 82
Condo Fee	\$343

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