# \$709,000 - 5553 Poirier Way, Beaumont

MLS® #E4459483

### \$709,000

4 Bedroom, 2.50 Bathroom, 2,607 sqft Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Welcome home to this beautifully maintained 2 Storey house backing onto park. Bright open-concept main floor offers a spacious Great Room, Modern Kitchen with quartz counters & walk-through Pantry, Dining area, Den/Office, Mudroom/Laundry & 2pc Bath. Upstairs you'II find 4 generous Bedrooms plus a Bonus Room. Thoughtful upgrades include hardwood flooring, custom California closets/organizers, wired sound system & S.S. appliances. The oversized double garage features epoxy-treated floors, an 18ft wide door & tandem parking. The bright unfinished basement with 4 windows & separate entry is waiting for your creativity. Step outside to your oversized deck â€" the perfect spot to relax or entertain while enjoying peaceful park views. Walk to 2 K-9 schools, minutes to shopping, South Edmonton, Airport & major routes. Move-in ready for new owners.

Built in 2016

#### **Essential Information**

MLS® # E4459483 Price \$709,000

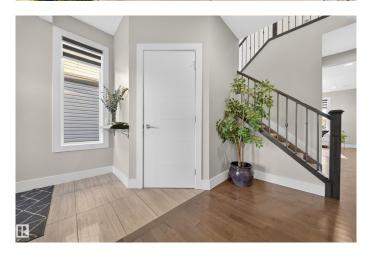
Bedrooms 4

Bathrooms 2.50

Full Baths 2 Half Baths 1







Square Footage 2,607 Acres 0.00 Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 5553 Poirier Way

Area Beaumont

Subdivision Place Chaleureuse

City Beaumont County ALBERTA

Province AB

Postal Code T4X 2B3

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot

Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Patio,

Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling

Parking Double Garage Attached, Heated, Over Sized, Tandem

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling,

Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage

Heater

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 25th, 2025

Days on Market 21

Zoning Zone 82

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Listing information last updated on October 16th, 2025 at 7:17am MDT