

## \$895,000 - 5502 Poirier Way, Beaumont

MLS® #E4420475

**\$895,000**

7 Bedroom, 5.00 Bathroom, 2,948 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Luxurious, versatile, and a legal basement suite! Located at the head of a cul-de-sac, discover this stunning, bright & spacious home designed for ultimate comfort & functionality. The well-appointed kitchen is a chef's dream. High-end blinds throughout the home add a touch of elegance. Featuring a Flex Room & full Bathroom on the main floor, this residence caters to diverse living needs. 2 Master Ensuites, each w/ private balconies, provide a retreat-like experience, while generously sized bedrooms ensure ample space for family & guests. Picture yourself relaxing on one of the private balconies of one of your private Master retreats, savouring a coffee or your favourite drink as you take in the breathtaking sunrise or sunset! A legal 2-bedroom basement suite with a full size kitchen & separate entrance. The pie shaped lot w/ a 2-tiered deck enhances outdoor enjoyment. The oversized, heated triple car garage provides plenty of parking & storage, commute to Edmonton or the airport is a breeze.

Built in 2022

### Essential Information

MLS® # E4420475

Price \$895,000

Bedrooms 7



Bathrooms	5.00
Full Baths	5
Square Footage	2,948
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5502 Poirier Way
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B4

### Amenities

Amenities	Air Conditioner, Bar, Fire Pit, Smart/Program. Thermostat, Vacuum System-Roughed-In, Natural Gas Stove Hookup
Parking Spaces	6
Parking	Heated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Quatre-Saisons
Middle	Mother D' Youville School
High	Composite High School

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	86
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 May 3rd, 2025 at 10:02am MDT