

## \$619,000 - 3239 Pelerin Crescent, Beaumont

MLS® #E4438631

**\$619,000**

4 Bedroom, 4.00 Bathroom, 2,179 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Stunning 2-Storey Open-Plan Home | 4 Bed, 4 Bath | Prime Location This beautifully designed two-storey home offers a spacious open-concept layout with 4 bedrooms and 4 bathrooms, perfect for modern family living. The main floor features a convenient bedroom with a 4-piece bathroom, ideal for guests or multi-generational living. You'll also find a stylish main kitchen, a separate spice kitchen, and generous living and dining areas designed for entertaining. Upstairs, you'll discover 3 additional bedrooms, including two with private ensuites—a luxurious 5-piece ensuite and a comfortable 4-piece ensuite. A bonus room provides versatile space for a family lounge, office, or play area, and a dedicated upstairs laundry adds everyday convenience. The full basement with side entrance, ready for creative ideas—whether it's a legal suite, or media room. Located in a sought-after neighborhood, walking distance to 2 schools, walking trails and parks, this home combines elegant design with unbeatable functionality.

Built in 2023

### Essential Information

MLS® # E4438631

Price \$619,000

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,179
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3239 Pelerin Crescent
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	64
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 July 29th, 2025 at 3:32am MDT