

# \$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 3  
Zoning Zone 82  
Condo Fee \$343

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