

## \$355,000 - 46 5101 Soleil Boulevard, Beaumont

MLS® #E4449236

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,271 sqft  
Condo / Townhouse on 0.00 Acres

Place Chaleureuse, Beaumont, AB

This exceptional end unit is located in a fantastic complex and is in excellent condition. The property features a spacious foyer that leads to a bright great room with a corner gas fireplace. The kitchen is equipped with updated cabinets, sleek countertops, a large center island that provides additional storage, and modern stainless steel appliances. The dining room is bright and airy, as a result of the end unit having extra windows. Additionally, the sliding doors provide access to a deck and a larger, fully fenced backyard, which includes a newer storage shed. On the upper level, the property offers three generously sized bedrooms, a full bathroom, and a master suite that features a large closet along with a well-appointed three-piece ensuite that is filled with natural light. Located in a beautiful and family-friendly community, and within walking distance to many amenities, including shopping, dining, and the Four Seasons Park

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449236  |
| Price      | \$355,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,271             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 46 5101 Soleil Boulevard |
| Area        | Beaumont                 |
| Subdivision | Place Chaleureuse        |
| City        | Beaumont                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T4X 0C3                  |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Parking-Visitor |
| Parking   | Single Garage Attached                            |

### Interior

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

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Horizon Heights  
Middle                              Ecole JE Lapointe  
High                                 Beaumont Composite

**Additional Information**

Date Listed                      July 23rd, 2025  
Days on Market                53  
Zoning                              Zone 82  
Condo Fee                        \$347

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