

## \$599,900 - 77 Lakewood Boulevard, Beaumont

MLS® #E4445598

**\$599,900**

4 Bedroom, 2.50 Bathroom, 2,537 sqft

Single Family on 0.00 Acres

Beaumont Lakes, Beaumont, AB

This 2,536 sq ft 2-storey home is perfectly situated on a large lot with a lake view! The main floor boasts a spacious living room with a cozy gas fireplace, bright windows, and an open dining area. The kitchen is equipped with a large island, raised breakfast bar, corner pantry, and ample cabinetry. A 2-pce powder room and a den/office complete the main level. Upstairs you'll find 4 generously sized bedrooms, including a spacious primary suite with hardwood flooring and a luxurious 5-pce ensuite. The upper floor also features a convenient laundry room. Gleaming hardwood floors flow throughout both the main and upper levels. A triple attached garage provides plenty of space for vehicles and storage. Located close to the elementary school and parks, this home offers comfort, space, and a rare lake view—ideal for families seeking it all!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445598  |
| Price          | \$599,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,537     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 77 Lakewood Boulevard |
| Area        | Beaumont              |
| Subdivision | Beaumont Lakes        |
| City        | Beaumont              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 0B5               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, View Lake |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick, Vinyl                                |
| Foundation        | Slab  |

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 61

Zoning Zone 82

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