

## \$709,000 - 5553 Poirier Way, Beaumont

MLS® #E4459483

**\$709,000**

4 Bedroom, 2.50 Bathroom, 2,607 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Welcome home to this beautifully maintained 2 Storey house backing onto park. Bright open-concept main floor offers a spacious Great Room, Modern Kitchen with quartz counters & walk-through Pantry, Dining area, Den/Office, Mudroom/Laundry & 2pc Bath. Upstairs you'll find 4 generous Bedrooms plus a Bonus Room. Thoughtful upgrades include hardwood flooring, custom California closets/organizers, wired sound system & S.S. appliances. The oversized double garage features epoxy-treated floors, an 18ft wide door & tandem parking. The bright unfinished basement with 4 windows & separate entry is waiting for your creativity. Step outside to your oversized deck – the perfect spot to relax or entertain while enjoying peaceful park views. Walk to 2 K-9 schools, minutes to shopping, South Edmonton, Airport & major routes. Move-in ready for new owners.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459483  |
| Price      | \$709,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,607                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5553 Poirier Way  |
| Area        | Beaumont          |
| Subdivision | Place Chaleureuse |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2B3           |

### Amenities

|           |                                                                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Heated, Over Sized, Tandem                                                                                                                                        |

### Interior

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

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stone, Vinyl                        |
| Foundation        | Concrete Perimeter                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 82              |

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Listing information last updated on September 29th, 2025 at 4:17pm MDT