

## \$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 | 9                |
| Zoning         | Zone 82          |
| Condo Fee      | \$343            |

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Listing information last updated on April 19th, 2025 at 6:17am MDT