

\$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	25
Zoning	Zone 82

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