

\$699,900 - 5536 Poirier Way, Beaumont

MLS® #E4450497

\$699,900

6 Bedroom, 3.00 Bathroom, 2,705 sqft

Single Family on 0.00 Acres

Place Chaleureuse, Beaumont, AB

Stunning in Place Chaleureuse! Fully Finished 2 Storey with over 3700sqft on all 3 Levels! Triple Garage. 7 Bedrooms! Main floor showcases open concept Great Room with coffered ceiling, modern upgraded kitchen, walk thru pantry/mud room, Bedroom/Den and 3PC BATH ON MAIN. 4 bedrooms, 2 baths, laundry room with tons of storage and spacious Bonus Room with Vaulted Ceiling upstairs. Primary Suite has luxurious 5 pc en-suite with his and hers sinks, Shower with BODY JETS and Walk in Closet. Upgrades include modern kitchen with QUARTZ counters thru out the house. California Closets, Linear Fireplace, extensive wood work with built in organizers, wired for sound, Central A/C. Bright finished basement has 2 more bedrooms, separate side entry, 9 ft ceilings, originally roughed in for extra bath and kitchen for future. Beautifully designed for everyday living and entertaining! Schools and Shopping just steps away and easy access to Nisku, Leduc, the International Airport and Anthony Henday!

Built in 2018

Essential Information

MLS® # E4450497

Price \$699,900



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,705
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5536 Poirier Way
Area	Beaumont
Subdivision	Place Chaleureuse
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Vaulted Ceiling, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Front Drive Access, Insulated, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	École Champs Vallée
Middle	École Champs Vallée
High	École Secondaire Composite

Additional Information

Date Listed	July 31st, 2025
Days on Market	6
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 11:03am MDT