

## \$415,900 - 92 Dansereau Way, Beaumont

MLS® #E4449284

**\$415,900**

3 Bedroom, 2.50 Bathroom, 1,284 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

**NO CONDO FEES! Full LANDSCAPING! DOUBLE DETACHED GARAGE! \$4500 APPLIANCE CREDIT! BRAND NEW** home by Award Winning "Montorio Homes" offers a well designed layout and exquisite finishes. The Kitchen includes a 7 foot Island, Quartz Countertops throughout, Tile Backsplash and Soft Close Cabinetry & Drawers. Featuring a 9 foot Ceiling & Luxury Vinyl Plank flooring on the main floor. Upstairs, discover 3 bedrooms & laundry area. The Primary Bedroom includes an Ensuite and Walk-in Closet. Outside, enjoy your Landscaped yard and private concrete patio. Located in the Desirable city of Beaumont, offering a convenient and family friendly lifestyle with a small town feel. Only minutes to Edmonton, the Airport, Freeways & Shopping Centers. Beaumont is one of the safest communities in Canada offering trendy Restaurants, Cafes, Rec. Center, vast walking trails, green spaces, playgrounds and a school close by. Pictures are of Show Home for layout representation. **HOME IS UNDER CONSTRUCTION.**

Built in 2025

### Essential Information

MLS® # E4449284

Price \$415,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,284                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 92 Dansereau Way  |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 3E2           |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System |
| Parking   | Double Garage Detached                                                                                                                     |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 2                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                                                                |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingles            |
| Construction | Wood, Asphalt, Stone, Vinyl |
| Foundation   | Concrete Perimeter          |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Ecole Dansereau Meadows |
| Middle     | J.E. LaPointe           |
| High       | Beaumont Composite High |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 82         |

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Listing information last updated on August 2nd, 2025 at 5:02pm MDT