

## \$499,900 - 2 Rosemount Place, Beaumont

MLS® #E4430047

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this beautiful home in the picturesque community of Coloniale, perfectly situated on a corner lot in a quiet cul-de-sac and surrounded by the lush greenery of a golf course. This property offers an extra-large driveway ideal for RV parking, along with a double attached garage. Inside, you'll love the bright, airy feel created by abundant windows that flood the home with natural light. The main floor features a cozy gas fireplace, convenient laundry, half bath, and an open layout that's perfect for everyday living and entertaining. Upstairs offers three spacious bedrooms and 2 bathrooms, including a primary retreat complete with a walk-in closet and private ensuite. The fully finished basement adds great versatility with a large recreation space. Step outside to a generous backyard with mature trees, offering privacy and a peaceful setting. This well-rounded home combines comfort, space, and an unbeatable location—truly a rare find! New HW Tank in 2024. New Shingles in 2021.

Built in 2004

### Essential Information

MLS® # E4430047

Price \$499,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2 Rosemount Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1S3

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

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

Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Horizon Heights
Middle	Ecole JE Lapointe
High	Beaumont Composite

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
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 April 21st, 2025 at 5:17am MDT