

\$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 | 9 |
| 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 18th, 2025 at 10:02pm MDT