

## \$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          |

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Listing information last updated on April 19th, 2025 at 6:17am MDT