

\$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	10
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 20th, 2025 at 2:17am MDT