# \$819,900 - 7 Rosemount Place, Beaumont

MLS® #E4427233

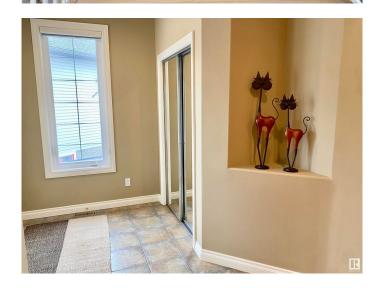
#### \$819,900

4 Bedroom, 3.50 Bathroom, 2,569 sqft Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this amazing home located in Coloniale Estates in a quite cul de sac backing the 16th hole of Coloniale golf course. This 2 story home was built by original owner & has been meticulously maintained. There is over 2500 sq.ft. with a fully finished basement. The main floor has an open concept floor plan with a gorgeous central staircase, spacious south facing kitchen with tons of natural light & a 3-way fireplace & a cozy living room. Upstairs you have a spacious bonus room with floor to ceiling stone gas fireplace, vaulted ceilings with hard wood floors & 3 brm's. The primary brm has a huge patio over looking the golf course and a large ensuite with soaker tub. Downstairs you will find a 4th brm, bathroom with a custom shower and rec area. This home has many extra features including air cond., water softener, alarm, Alexa, heated garage, sprinkler system, new roof. Heading outside you will love this beautifully landscaped yard featuring low maintenance deck, fire pit area, new hot tub & gazebo.





Built in 2004

### **Essential Information**

MLS® #	E4427233
Price	\$819,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,569
Acres	0.00
Year Built	2004
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	7 Rosemount Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1S3

## Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Gazebo, Hot Tub, No Smoking Home, Sprinkler Sys-Underground	
Parking	Double Garage Attached, Heated, Insulated	
Interior		
Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Garage Heater, Hot Tub	
Heating	Forced Air-1, In Floor Heat System, Natural Gas	
Fireplace	Yes	
Fireplaces	Insert, Mantel, Stone Facing	
Stories	3	
Has Basement	Yes	
Basement	Full, Finished	

## Exterior

Exterior	Wood, Stone, Vinyl		
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance		
	Landscape		
Roof	Asphalt Shingles		
Construction	Wood, Stone, Vinyl		
Foundation	Concrete Perimeter		

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	27
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 19th, 2025 at 11:02pm MDT