

## \$600,000 - 106 Rideau Crescent, Beaumont

MLS® #E4433291

### \$600,000

3 Bedroom, 2.50 Bathroom, 2,489 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Build Your Legacy! This beautiful, freshly painted, 2-storey home offers wide open spaces and fantastic views as it backs onto the 15th green of the prestigious Coloniale Golf & Country Club! The main floor features a front den/office (currently used as a bedroom) with views of the yard and cozy verandah, a spacious great room with stone-surround gas fireplace, a bright white kitchen with brand new refrigerator and stove, a large island, and walk-through pantry. The generous dinette opens to a huge deck overlooking the golf course. Make your way to the second floor to a large bonus room, super convenient upstairs laundry (with brand new washer and dryer), 3 bedrooms including a spacious primary suite with a walk-in closet and 4-pce ensuite featuring a corner soaker tub and oversized shower. Updated lighting throughout and an oversized insulated garage completes the package. Close to all amenities, this home is perfect for families, entertaining, and enjoying the serenity of golf course living!

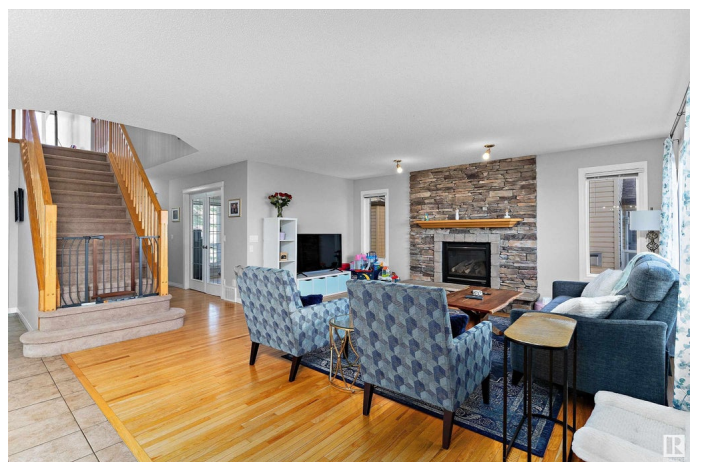
Built in 2007

### Essential Information

MLS® # E4433291

Price \$600,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,489
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	106 Rideau Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B9

### **Amenities**

Amenities	Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            April 29th, 2025

Days on Market      2

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 May 1st, 2025 at 2:47pm MDT