

## \$695,000 - 71 Rosemount Boulevard, Beaumont

MLS® #E4450625

**\$695,000**

3 Bedroom, 2.50 Bathroom, 2,363 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

A beautifully designed 2363 sq ft home is in one of Beaumont's premier communities & backs onto the scenic Coloniale Golf Club. Inside, you'll find a spacious great room with a striking feature fireplace and upgraded hardwood flooring, with ceramic tile throughout the rest of the main floor. The kitchen shines with quartz countertops, upgraded cabinetry, & a full-height tile backsplash. A den off the entrance completes this level. Upstairs offers a cozy bonus room, convenient laundry room, & 3 spacious bedrooms. The primary suite includes a walk-in closet & a luxurious 5-piece ensuite, while the main 5-piece bath serves the additional bedrooms. The heated tandem triple car garage provides extra space for vehicles or storage. Outside, enjoy the fully landscaped yard, with the 17th fair way is behind you. This yard has a large cedar deck, perfect for relaxing or entertaining—plus it is fenced and a handy 8 X 12 garden shed included. This home offers the perfect blend of space, style, & outdoor living.

Built in 2016

### Essential Information

MLS® # E4450625

Price \$695,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,363                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 71 Rosemount Boulevard       |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1Z5                      |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 5                                                                                                 |
| Parking        | Heated, Triple Garage Attached                                                                    |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Brick Facing                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| 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 August 3rd, 2025 at 3:02am MDT