

## \$609,900 - 106 Rideau Crescent, Beaumont

MLS® #E4430495

**\$609,900**

3 Bedroom, 2.50 Bathroom, 2,489 sqft

Single Family on 0.00 Acres

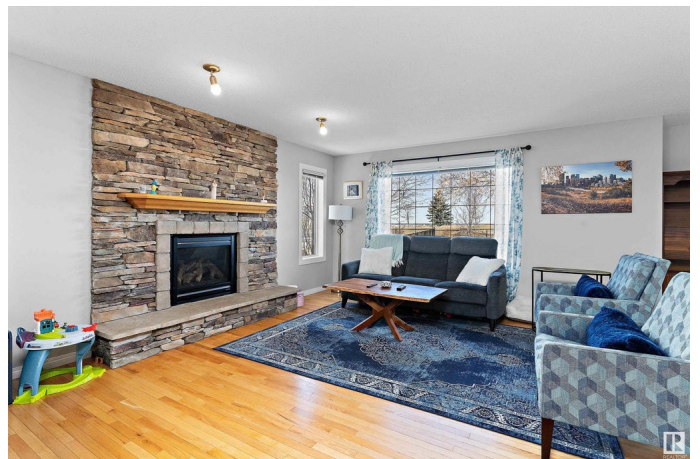
Coloniale Estates (Beaumont), Beaumont, AB

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® #   | E4430495  |
| Price    | \$609,900 |
| 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 11th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 82          |

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Listing information last updated on April 26th, 2025 at 8:02pm MDT