

## **\$614,000 - 119 Rideau Crescent, Beaumont**

MLS® #E4438791

**\$614,000**

3 Bedroom, 3.50 Bathroom, 1,845 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Fantastic, 3 bedroom, 4 bathroom, fully finished home in Colonial Estates! Featuring an open concept floor plan, 9-foot ceilings, laminate flooring, triple pane windows, large kitchen with quartz counter-tops, island seating, walk-in pantry, gas range, upgraded soft close cabinets, under mount cabinet lighting and stainless steel appliances! The cozy living room has a stone, gas fireplace and a lovely view of the yard. Upstairs, an adorable reading nook, laundry room with custom built-in pedestals with cubbies, quartz countertop top and tons of room for storage. The primary bedroom has a massive walk-in closet plus a second closet and a spacious 4pc ensuite! 2 additional bedrooms upstairs are a good size with large closets! The newly, professionally finished basement offers a flex space, 3-piece bathroom, gym area (easily converted to 4th bedroom) and additional storage! The sunny west-facing yard is fully landscaped with a deck, privacy wall, and garden boxes. A/C and over-sized double garage!

Built in 2016

### **Essential Information**

MLS® # E4438791

Price \$614,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,845
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	119 Rideau Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

Exterior Features	Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	20
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 June 16th, 2025 at 6:47pm MDT