

# \$659,900 - 81 Rosemount Boulevard, Beaumont

MLS® #E4448540

## \$659,900

3 Bedroom, 2.50 Bathroom, 2,287 sqft  
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

LOCATION LOCATION LOCATION Backing onto the Colonial Golf Course, this home is flooded with light and a view you can't beat. As you walk into the home you have a flex room that flows into the open layout gourmet kitchen and large living area. Upstairs features a spacious bonus room that leads to a private deck perfect for morning coffees. The primary suite offers unobstructed views of the golf course and a large ensuite. There are two additional bedrooms, a family bathroom, and an upper laundry room with beautiful built-in storage. Central air conditioning, abundant natural light, and thoughtful layout make this home a true gem. This home has it all.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448540      |
| Price          | \$659,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,287         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 81 Rosemount Boulevard       |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1Z5                      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 32              |
| 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 19th, 2025 at 3:02am MDT