

Courtesy Of Lee Dziwenka Of RE/MAX Elite

## \$819,900 - 7 Rosemount Place, Beaumont

MLS® #E4427233

**\$819,900**

4 Bedroom, 3.50 Bathroom, 2,569 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this amazing home located in Coloniale Estates in a quite cul de sac backing the 16th hole of Coloniale golf course. This 2 story home was built by original owner & has been meticulously maintained. There is over 2500 sq.ft. with a fully finished basement. The main floor has an open concept floor plan with a gorgeous central staircase, spacious south facing kitchen with tons of natural light & a 3-way fireplace & a cozy living room. Upstairs you have a spacious bonus room with floor to ceiling stone gas fireplace, vaulted ceilings with hard wood floors & 3 brm's. The primary brm has a huge patio over looking the golf course and a large ensuite with soaker tub. Downstairs you will find a 4th brm, bathroom with a custom shower and rec area. This home has many extra features including air cond., water softener, alarm, Alexa, heated garage, sprinkler system, new roof. Heading outside you will love this beautifully landscaped yard featuring low maintenance deck, fire pit area, new hot tub & gazebo.

Built in 2004

### Essential Information

MLS® # E4427233

Price \$819,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,569                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 7 Rosemount Place            |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1S3                      |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Gazebo, Hot Tub, No Smoking Home, Sprinkler Sys-Underground |
| Parking   | Double Garage Attached, Heated, Insulated   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Mantel, Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 82          |

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Listing information last updated on April 10th, 2025 at 12:18pm MDT