

## **\$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 | 43             |
| Zoning         | Zone 82        |

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Listing information last updated on July 9th, 2025 at 7:47am MDT