\$719,900 - 2 Roche Place, Beaumont

MLS® #E4440890

\$719,900

4 Bedroom, 3.50 Bathroom, 2,408 sqft Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to Colonial Estates – Golf Course Living in the Heart of Beaumont! This beautifully maintained 4-bedroom plus den, 3.5-bathroom home is nestled on a huge corner lot with breathtaking views of the 15th hole at Coloniale Golf Course. With a striking open-to-above layout, this fully finished gem offers the perfect blend of elegance and functionality. Step inside to soaring ceilings, arched architectural details, and an abundance of natural light flowing through the tinted west-facing windows. The home features all new appliances, modern lighting fixtures, and an outdoor lighting system controlled via appâ€"valued at over \$5,000. Enjoy comfort year-round with central air conditioning, central vacuum, and new blinds throughout. From the spacious living areas to the expansive yard perfect for entertaining, this property is ideal for families seeking space, style, and a serene setting. Don't miss your chance to live in one of Beaumont's most sought-after communitiesâ€"Colonial Estates!







Built in 2007

Essential Information

MLS® #	E4440890
Price	\$719,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,408
Acres	0.00
Year Built	2007
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2 Roche Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B8

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom		
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,		
	Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum		
	Systems, Washer, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Fireplace	Yes		
Fireplaces	Glass Door		
Stories	3		
Has Basement	Yes		
Basement	Full, Finished		

Exterior

Exterior	Wood, Stone, Stucco	
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Stone, Stucco	
Foundation	Concrete Perimeter	

Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 82

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