

## \$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	24
Zoning	Zone 82

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Listing information last updated on April 17th, 2025 at 9:17pm MDT