

## **\$625,000 - 120 Reichert Drive, Beaumont**

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MLS® #E4429006

**\$625,000**

3 Bedroom, 2.50 Bathroom, 2,326 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Start packing !! Once you drive through this one of a kind golf course neighbourhoods you can feel the sense of proud & community, you will be sold!!! This well kept family home backs the 14th tee box of Coloniale Golf Course. It has beautiful hardwood throughout most of the main level, an office, large living room with gas fireplace, dining area overlooking the huge back yard, kitchen has a large island & pantry, lots of closet space coming into the front entrance & through the garage entrance as well. A 2 piece bathroom completes this level. Upstairs you will find 3 spacious bedrooms, linen closet, 4 pce bathroom, laundry room and a bonus room a stone facing gas fireplace. The attached garage is oversized, the property is fully landscaped & fenced. Only a short drive to all amenities & the City of Edmonton.



Built in 2005

### **Essential Information**

MLS® #	E4429006
Price	\$625,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,326

Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	120 Reichert Drive
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1S2

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 4th, 2025

Days on Market 30

Zoning Zone 82

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