

## \$799,000 - 50 Rosemount Boulevard, Beaumont

MLS® #E4458121

**\$799,000**

3 Bedroom, 2.50 Bathroom, 2,830 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Coloniale Estates 10+area where you have space! This stunning 2829 sq.ft 2 story ideally located backing the Coloniale Golf and Country Club's 10 hole. The home is designed for natural light, featuring an abundance of windows, 9'ceilings, 8' doors, soft close cabinets & drawers, a front verandah. Dining room, main floor Den perfect for your home office and a Living room w/cozy fireplace. The kitchen, a chef's dream w/cabinets floor to ceiling Granite countertops & large Island, corner pantry w/wood shelves, a spacious dinette area overlooks a massive South facing back deck that spans the entire width of the house. Upstairs features: The Primary bedroom a true retreat offering 2 walk-in closets, 5 pce ensuite w/double sinks, tower cabinet, oversized shower & deep soaker tub. Bonus room, laundry rm. w/sink & cabinets, 2nd & 3rd spacious bedrooms & 5 pce bath. Property also features an oversized finished garage w/shelves, 28' driveway, a beautifully Landscaped 10,000sq.ft lot, continuous cement edging.

Built in 2017

### Essential Information

MLS® # E4458121

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,830                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 50 Rosemount Boulevard       |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1S5                      |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Hot Tub, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                     |
| Parking        | Double Garage Attached, Insulated, Over Sized                         |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Curtains and Blinds, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Brick Facing, Glass Door, Mantel                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                     |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                               |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Ecole Horizon Heights |
| Middle     | Ecole J.E.Lapointe    |
| High       | Ecole Beaumont High   |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
| Zoning      | Zone 82              |

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Listing information last updated on September 17th, 2025 at 6:02pm MDT