

## \$630,000 - 130 Rideau Crescent, Beaumont

MLS® #E4432899

**\$630,000**

4 Bedroom, 3.50 Bathroom, 1,962 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This lovely home is located on a large pie lot in Colonial Estates, just minutes away from the golf course. Fully finished on all levels, with a nice open plan main floor, that overlooks the great private backyard. Main floor highlights include a wonderful kitchen with a generous island and quartz topped counters. The comfortable living room has a stone faced gas fireplace, there is also a dining room with patio doors to the deck. Upstairs we have 3 bedrooms, a den that could be used as a 4th bedroom(needs a closet), large primary with a lovely ensuite with shower. The basement has an additional bedroom, bathroom, family room & a large utility room with storage. Hunter Douglas blinds, including black out blinds in the upstairs bedrooms. Large, heated garage has an extra height ceiling, floor drain + h/c water. There's a huge, beautifully landscaped back yard, with storage shed, raised beds & 8 x 12 shed. Easy access to bike paths. \*Upstairs carpet replaced in 2025 along with some main floor paint.

Built in 2015

### Essential Information

MLS® #	E4432899
Price	\$630,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	130 Rideau Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z6

### Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Schools, Vegetable Garden, See Remarks
Lot Description	9.12/48.18/26.87/39.33m
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	5
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 10:47am MDT