

## \$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          |

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Listing information last updated on April 30th, 2025 at 1:32am MDT