

\$695,000 - 71 Rosemount Boulevard, Beaumont

MLS® #E4450625

\$695,000

3 Bedroom, 2.50 Bathroom, 2,363 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

A beautifully designed 2363 sq ft home is in one of Beaumont's premier communities & backs onto the scenic Coloniale Golf Club. Inside, you'll find a spacious great room with a striking feature fireplace and upgraded hardwood flooring, with ceramic tile throughout the rest of the main floor. The kitchen shines with quartz countertops, upgraded cabinetry, & a full-height tile backsplash. A den off the entrance completes this level. Upstairs offers a cozy bonus room, convenient laundry room, & 3 spacious bedrooms. The primary suite includes a walk-in closet & a luxurious 5-piece ensuite, while the main 5-piece bath serves the additional bedrooms. The heated tandem triple car garage provides extra space for vehicles or storage. Outside, enjoy the fully landscaped yard, with the 17th fair way is behind you. This yard has a large cedar deck, perfect for relaxing or entertaining—plus it is fenced and a handy 8 X 12 garden shed included. This home offers the perfect blend of space, style, & outdoor living.

Built in 2016

Essential Information

MLS® # E4450625

Price \$695,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,363
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	71 Rosemount Boulevard
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z5

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home
Parking Spaces	5
Parking	Heated, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	17
Zoning	Zone 82

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