

## \$675,000 - 81 Rosemount Boulevard, Beaumont

MLS® #E4441371

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,322 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home backing directly onto the Coloniale Golf Course in one of Beaumont's most desirable neighborhoods. Enjoy peaceful golf course views, soaring vaulted ceilings, and a bright open-concept layout filled with natural light. The main floor features a spacious kitchen with ample cabinetry, a cozy living room with gas fireplace, and a dining area that opens to a private deck—ideal for relaxing or entertaining. Upstairs, the large primary suite comfortably fits a king-sized bed and includes a generous walk-in closet and ensuite bath. Two additional bedrooms and a full bath complete the upper level. The finished basement features high ceilings and offers flexible space for a rec room, gym, or home office. Located in a quiet, family-friendly area just minutes from schools, shopping, and quick access to Edmonton. Pride of ownership throughout. Double attached garage, no rear neighbours—golf course living at its finest!

Built in 2016

### Essential Information

MLS® # E4441371

Price \$675,000

Bedrooms 3





Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,322
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	81 Rosemount Boulevard
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z5

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Patio, Vinyl Windows
Parking	2 Outdoor Stalls, Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	23
Zoning	Zone 82

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Listing information last updated on July 2nd, 2025 at 12:32am MDT