

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

MLS® #E4452225

**\$799,000**

3 Bedroom, 2.50 Bathroom, 2,830 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This stunning 2829 sq.ft 2 story ideally located with a prime back yard view of 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. Inside you'll find a formal 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® # E4452225

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                                     |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, 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    | August 9th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 82          |

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Listing information last updated on August 25th, 2025 at 4:17pm MDT