

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

MLS® #E4458121

**\$799,000**

3 Bedroom, 2.50 Bathroom, 2,830 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Coloniale Estates 10+area where you have space! This stunning 2829 sq.ft 2 story ideally located backing 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. 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® # E4458121

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, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Curtains and Blinds, 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	September 17th, 2025
Zoning	Zone 82

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Listing information last updated on September 17th, 2025 at 3:32pm MDT