

\$479,000 - 98 Champlain Place, Beaumont

MLS® #E4464861

\$479,000

3 Bedroom, 2.50 Bathroom, 1,883 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Amazing opportunity to purchase this attractively priced, 1883 SqFt significantly upgraded 2 storey home with a heated double garage & desirable location. Situated in a quiet cul de sac in Citadel Ridge, this immaculate home features central air conditioning, brand new vinyl plank & carpets throughout, fresh paint & vacuum system. The main level has a modern, open-concept floor plan with laundry/mudroom, flex room, great room with (gas) fireplace, island kitchen, pantry, dining area and powder room. Upper level has 3 bedrooms including a primary with walk-in closet, ensuite with soaker tub & view of downtown Edmonton's skyline.

There's also a spacious bonus room with vaulted ceilings & a family bathroom. The backyard is large, fenced, landscaped plus has a deck & garden shed. Roof shingles & furnace were replaced in 2023 & a new H2O tank was installed in 2016. Close to schools, library, shopping, sport & recreation centre, restaurants and cafes. Move in before Christmas!

Built in 2002

Essential Information

MLS® # E4464861

Price \$479,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,883
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	98 Champlain Place
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R5

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

High	Beaumont Composite
------	--------------------

Additional Information

Date Listed	November 5th, 2025
Days on Market	4
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 4:17pm MST