

## \$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

Your dream home on the 17th hole at Coloniale Golf Course! Welcome to 81 Rosemount Blvd where luxury living meets tranquil golf course views. Perfectly situated backing onto the 17th hole of the prestigious Coloniale Golf Course, this beautifully maintained home offers peace, privacy, and panoramic green space. Inside, enjoy a bright open-concept layout with vaulted ceilings, quartz countertops, stainless steel appliances, a walk-through pantry, and large island. The living room features a cozy fireplace and expansive windows, and the dining area opens to a spacious deck. The primary suite offers a spa-like ensuite and walk-in closet. Upstairs includes two more bedrooms, a bonus room, Juliet deck, and finished laundry room. Landscaped front and back yards, double attached garage, and steps from trails, parks, and schools. Minutes from Edmonton, this home blends comfort, elegance, and location. Don't miss your chance to live in desirable Coloniale Estates!

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 |
|----------|--------------------|

|                   |  |
|-------------------|--|
| 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 | 8              |
| Zoning         | Zone 82        |

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Listing information last updated on June 17th, 2025 at 11:32am MDT