

## \$580,000 - 106 Rideau Crescent, Beaumont

MLS® #E4445222

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,471 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

COLONIALE ESTATES â€“ 10/10! Backing the 15th green of the prestigious golf course, this 2,470 sq. ft. 2-storey home sits in one of Beaumontâ€™s most desirable corners. With new carpet, fresh paint, and new appliances, updated lighting, itâ€™s move-in ready! The open-concept main floor boasts a clean white kitchen with tons of storage, great counter space, and a walk-through pantry. The spacious living room features a show-stopper stone fireplace with upgraded mantle. Sunlight pours into the front den/office. A striking staircase leads to a custom vaulted ceiling bonus room and upper-level laundry. The oversized primary suite overlooks the golf course and includes a large walk-in closet and 4-pce ensuite with a huge soaker tub and separate shower. Two more bedrooms and a full bath complete the upper floor. Located in a family-friendly neighbourhood near great schools. Oversized, insulated garage with extra-high door fits most trucks! This architectural beauty is a must-see!

Built in 2007

### Essential Information

MLS® # E4445222

Price \$580,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,471
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	106 Rideau Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B9

### Amenities

Amenities	Fire Pit, Front Porch
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	2
Zoning	Zone 82

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