

## **\$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	2
Zoning	Zone 82

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Listing information last updated on August 11th, 2025 at 10:47am MDT