

\$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	3
Zoning	Zone 82

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