

## \$519,000 - 130 Champlain Place, Beaumont

MLS® #E4448890

**\$519,000**

3 Bedroom, 2.50 Bathroom, 1,837 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Welcome to this 3-bedroom, 2.5-bath home offering over 1,800+ sq ft of comfortable living space, located in a quiet cul-de-sac in the highly sought-after Citadel Ridge community—just minutes from SCHOOLS, RECREATION CENTER, PARKS. This bright and spacious home features an open-concept main floor with a well-appointed kitchen and a cozy living area, perfect for everyday living and entertaining. Upstairs, a generous bonus room provides the ideal space for a media room, play area, or home office. Enjoy the comfort of BRAND NEW CARPET & FRESH NEW PAINT THROUGHOUT, adding a clean, modern touch. Step outside to the sunny SOUTH-FACING BIG BACKYARD, complete with a large deck that's perfect for outdoor gatherings and summer relaxation. DOUBLE GARAGE adds everyday convenience, while the GREAT LAYOUT unfinished basement offers endless potential for customization. With space, style, and a prime location, MOVE IN READY!—don't miss your opportunity!

Built in 2006

### Essential Information

MLS® # E4448890

Price \$519,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,837                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 130 Champlain Place |
| Area        | Beaumont            |
| Subdivision | Citadel Ridge       |
| City        | Beaumont            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T4X 1V9             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 20th, 2025

Days on Market                13

Zoning                            Zone 82

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Listing information last updated on August 2nd, 2025 at 5:17pm MDT