

## \$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	7
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:02pm MDT