

## \$619,900 - 8 Richelieu Place, Beaumont

MLS® #E4436026

**\$619,900**

4 Bedroom, 3.50 Bathroom, 2,157 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

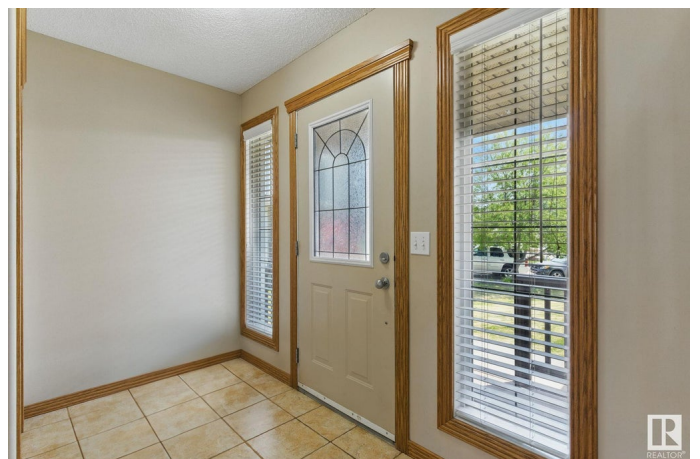
This well maintained & fully finished 2-story home is located in the prestigious neighbourhood of the Coloniale Estates and is tucked away in a quiet cul-de-sac on a large pie lot. With its smart design & open concept this 4 bedroom & 3 1/2 bathroom home is perfect for comfortable family living and entertaining guests. PLUS there's a main floor office/den, N/G fireplace, large kitchen w/ample counter space & cabinets including an island w/breakfast bar & additional seating, dining nook, and living room. The second floor boasts 3 generous bedrooms including the primary suite w/4 pc. ensuite bathroom & walk-in closet, huge bonus room for family movie nights, and an additional 4 pc. bathroom. The fully finished basement offers an additional bedroom, recreation room, 4 pc. bathroom, PLUS utility & storage room. The oversized double attached garage provides ample space for large vehicles PLUS storage. There's also a covered deck, huge yard w/ 4 zone irrigation system, storage shed/playhouse, and fire pit!

Built in 2005

### Essential Information

MLS® # E4436026

Price \$619,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,157
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8 Richelieu Place
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1S4

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Oak Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 82

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Listing information last updated on May 13th, 2025 at 4:02am MDT