

\$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

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home backing directly onto the Coloniale Golf Course in one of Beaumont's most desirable neighborhoods. Enjoy peaceful golf course views, soaring vaulted ceilings, and a bright open-concept layout filled with natural light. The main floor features a spacious kitchen with ample cabinetry, a cozy living room with gas fireplace, and a dining area that opens to a private deck—ideal for relaxing or entertaining. Upstairs, the large primary suite comfortably fits a king-sized bed and includes a generous walk-in closet and ensuite bath. Two additional bedrooms and a full bath complete the upper level. The finished basement features high ceilings and offers flexible space for a rec room, gym, or home office. Located in a quiet, family-friendly area just minutes from schools, shopping, and quick access to Edmonton. Pride of ownership throughout. Double attached garage, no rear neighbours—golf course living at its finest!

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	18
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 27th, 2025 at 9:02pm MDT