

\$630,000 - 130 Rideau Crescent, Beaumont

MLS® #E4432899

\$630,000

4 Bedroom, 3.50 Bathroom, 1,962 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This lovely home is located on a large pie lot in Colonial Estates, just minutes away from the golf course. Fully finished on all levels, with a nice open plan main floor, that overlooks the great private backyard. Main floor highlights include a wonderful kitchen with a generous island and quartz topped counters. The comfortable living room has a stone faced gas fireplace, there is also a dining room with patio doors to the deck. Upstairs we have 3 bedrooms, a den that could be used as a 4th bedroom(needs a closet), large primary with a lovely ensuite with shower. The basement has an additional bedroom, bathroom, family room & a large utility room with storage. Hunter Douglas blinds, including black out blinds in the upstairs bedrooms. Large, heated garage has an extra height ceiling, floor drain + h/c water. There's a huge, beautifully landscaped back yard, with storage shed, raised beds & 8 x 12 shed. Easy access to bike paths. *Upstairs carpet replaced in 2025 along with some main floor paint.

Built in 2015

Essential Information

MLS® # E4432899

Price \$630,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,962 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 130 Rideau Crescent |
| Area | Beaumont |
| Subdivision | Coloniale Estates (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1Z6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Schools, Vegetable Garden, See Remarks |
| Lot Description | 9.12/48.18/26.87/39.33m |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 82 |

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Listing information last updated on April 26th, 2025 at 11:48am MDT