

\$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

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 April 26th, 2025 at 10:17am MDT