

## \$659,000 - 110 Rideau Place, Beaumont

MLS® #E4451362

**\$659,000**

3 Bedroom, 2.50 Bathroom, 2,071 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This Mattamy Home in Coloniale Estates is more than just a house; it's a place where memories are made + dreams come to life. Whether you're hosting a lively gathering or enjoying a quiet evening with your loved ones, this home provides the perfect backdrop for every occasion. Ample space provided at the entrance, complemented by a privately located powder room. The open-concept layout seamlessly connects the living room, kitchen, + dining area, making it an ideal setting for entertaining. This home boasts a functional entrance from the garage, featuring a walk-in closet + a stylish barn door. The kitchen is a culinary enthusiast's dream, equipped with beautiful cabinetry + a large walk-in pantry. Step outside to the no-maintenance decking + enjoy the expansive pie-shaped backyard + large storage shed. Upper level with primary with spa like ensuite, 2 additional bedrooms, bonus room and laundry. Fabulous rec space in the basement, with room for a bedroom and bath. Plus AC + cul-de-sac location! This is it.

Built in 2015

### Essential Information

MLS® # E4451362

Price \$659,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,071                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 110 Rideau Place             |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1Z6                      |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Stone Facing                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                                                  |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 82          |

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Listing information last updated on August 17th, 2025 at 2:17pm MDT