

## \$699,900 - 2 Roche Place, Beaumont

MLS® #E4440890

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to Colonial Estates â€“ Golf Course Living in the Heart of Beaumont! This beautifully maintained 4-bedroom plus den, 3.5-bathroom home is nestled on a huge corner lot with breathtaking views of the 15th hole at Coloniale Golf Course. With a striking open-to-above layout, this fully finished gem offers the perfect blend of elegance and functionality. Step inside to soaring ceilings, arched architectural details, and an abundance of natural light flowing through the tinted west-facing windows. The home features all new appliances, heated garage, modern lighting fixtures, and an outdoor lighting system controlled via appâ€”valued at over \$5,000. Enjoy comfort year-round with central air conditioning, central vacuum, and new blinds throughout. From the spacious living areas to the expansive yard perfect for entertaining, this property is ideal for families seeking space, style, and a serene setting. Donâ€™t miss your chance to live in one of Beaumontâ€™s most sought-after communitiesâ€”Colonial Estates!

Built in 2007

### Essential Information

MLS® # E4440890

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,408                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2 Roche Place                |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 0B8                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 82        |

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