

## \$649,500 - 4 Rochelle Court, Beaumont

MLS® #E4455239

### \$649,500

5 Bedroom, 3.50 Bathroom, 2,041 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Located in the desirable neighbourhood of Coloniale Estates in Beaumont, this upgraded 2-storey home offers over 2,040 sq ft above grade plus a fully finished basement. Enjoy an oversized triple heated garage, perfect for vehicles, storage, or a workshop. The main floor features a stunning open-to-above living room with large windows and a 3-way gas fireplace, a private den, main floor laundry, and a spacious kitchen with granite countertops, and a generous dining area that leads to a two-tiered deck. Upstairs includes 3 large bedrooms, including a primary suite with walk-in closet and ensuite with jet tub. The basement offers 2 more bedrooms, a full bath, and a cozy rec room with fireplace. Recent upgrades include a new roof with 30-year shingles and updated plumbing throughout. With central A/C and a location close to schools, parks, and shopping, this move-in ready home combines comfort, space, and value in one of Beaumont's most sought-after communities!

Built in 1997

### Essential Information

MLS® # E4455239

Price \$649,500

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4 Rochelle Court
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1L5

### Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025

Days on Market                1

Zoning                            Zone 82

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Listing information last updated on August 30th, 2025 at 12:02pm MDT