

## \$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	23
Zoning	Zone 82

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Listing information last updated on June 29th, 2025 at 6:17pm MDT