

## \$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                77

Zoning                            Zone 82

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