

\$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 70

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 7th, 2025 at 2:02am MST