

## \$649,900 - 261 Reichert Drive, Beaumont

MLS® #E4446979

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,272 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This beautifully updated home in Coloniale Estates sits on a quiet street and offers a unique yet functional layout with soaring ceilings throughout. The spacious kitchen features a huge walk-in pantry and opens to a bright living room with large windows overlooking the backyard, complete with a deck and firepit area. A mid-level family room with vaulted ceilings adds a warm, distinctive touch. Upstairs are three generously sized bedrooms and a full laundry room. The primary suite feels like a retreat, with serene farm views and a luxurious ensuite boasting a large shower, soaker tub, and dual sinks. The basement is partially finished with big windows and loads of potential. Located next to the golf course with quick access to the airport and major routes to Edmonton, this is a perfect family home in a prime location.

Built in 2015

### Essential Information

MLS® #	E4446979
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,272



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	261 Reichert Drive
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Fire Pit, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 5

Zoning Zone 82

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