

\$479,900 - 123 Champlain Place, Beaumont

MLS® #E4459626

\$479,900

5 Bedroom, 2.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Welcome to this stunning home located in a family-friendly neighbourhood close to all amenities! Featuring an open-concept layout with 3 spacious bedrooms, a large bonus room, and a beautifully designed family room, this home is perfect for modern living. Enjoy a huge, mature backyard ideal for relaxing or entertaining. This property offers comfort, space, and location – truly a dream to live in! The basement is partially finished, featuring two full bedrooms: New Carpet, Paint, floor, blinds and furnace (2024).

Built in 2006

Essential Information

MLS® #	E4459626
Price	\$479,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,794
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



Community Information

Address	123 Champlain Place
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V9

Amenities

Amenities	Closet Organizers
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2025
Days on Market	4
Zoning	Zone 82

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