

## \$659,000 - 192 Reichert Drive, Beaumont

MLS® #E4423970

**\$659,000**

3 Bedroom, 2.50 Bathroom, 2,653 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Pride of ownership shines through this meticulous two storey home backing & siding Coloniale Golf Course. Spacious & open great room concept boasts 9 ft ceilings, loaded with windows and amazing views of the golf course. Chef's kitchen with rich cabinetry, island, walk through pantry & BI appliances. Lovely eating area with access to the covered deck. Huge living room with gas fireplace creates a warm & inviting area for family & entertaining. Main floor den just off the front entry. Upstairs, a total of 3 bedrooms with the primary bedroom featuring vaulted ceilings, walk in closet & a 5 pce ensuite. Large bonus room with vaulted ceilings & second fireplace. Basement is full & open and ready for your creative ideas. Oversized double attached heated garage with epoxy floors, covered front verandah for evening tea. Mature & manicured yard with underground irrigation. Numerous upgrades including air conditioning, newer appliances, reshingled in 2021, permanent Gemstone Christmas lights & so much more!

Built in 2008

### Essential Information

MLS® # E4423970

Price \$659,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,653
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	192 Reichert Drive
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	46
Zoning	Zone 82

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Listing information last updated on April 19th, 2025 at 11:17pm MDT