

## \$490,000 - 155 Reichert Drive, Beaumont

MLS® #E4441062

**\$490,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Immaculate & well cared for 3 bedroom, air conditioned bungalow in Coloniale Estates across the street from the golf course. The bright & spacious main level features tile & carpet flooring, a primary bedroom with a walk-in closet & an ensuite bathroom that has a sit-down shower. There are two additional bedrooms on this level plus a four-piece bathroom & laundry room. The island kitchen has a raised breakfast counter & corner pantry. Great room has a gas fireplace & is adjacent to the dining area which has garden-door access to the sunny, south-facing backyard with a large deck. The basement is huge & can be developed to your family's taste. It has 3 windows & plumbing to accommodate a third bathroom. Garage is heated & finished. Furnace replaced in 2017 & Hot water tank replaced in 2021. Enjoy living just a few minutes drive to Beaumont's vibrant city centre which offers trendy restaurants, shopping & easy access to the airport & Edmonton.

Built in 2007

### Essential Information

MLS® # E4441062

Price \$490,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,204                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 155 Reichert Drive           |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 0B8                      |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch, Skylight |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                                 |
| Stories           | 1                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                       |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, |

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 64             |
| Zoning         | Zone 82        |

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Listing information last updated on August 9th, 2025 at 5:32pm MDT