

## \$629,000 - 9 Bilodeau Crescent, Beaumont

MLS® #E4443073

**\$629,000**

3 Bedroom, 2.50 Bathroom, 1,843 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This stunning two-storey home in Coloniale Estates, built by Mattamy Homes, sits on a large pie-shaped lot with a sunny south-facing backyard. The open-concept main floor features a spacious great room with a custom feature wall, a bright dining area, and a chef's kitchen with vaulted ceilings, whitewash-style accents, upgraded lighting, granite countertops, a large island with eating bar, and a walk-in pantry. Additional highlights include an oversized garage, large back entry, and central A/C. Upstairs, you'll find a luxurious primary suite with a 5-piece ensuite and walk-in closet, two additional bedrooms—one with another custom feature wall—and convenient upper-floor laundry. Step outside to a beautiful back deck, perfect for relaxing or entertaining. All this in one of Beaumont's most sought-after communities, close to parks, schools, trails, and green space. Welcome home!

Built in 2019

### Essential Information

MLS® #	E4443073
Price	\$629,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,843
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Bilodeau Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 18th, 2025

Days on Market 4

Zoning Zone 82

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