

## \$675,000 - 224 Reichert Drive, Beaumont

MLS® #E4446985

**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,897 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Backing onto the 18th hole of Coloniale Golf Club this beautifully upgraded 2-storey home in Beaumont's Coloniale Estates offers stunning west-facing views and the perfect blend of comfort, space and style. With 4 bedrooms, 3.5 bathrooms and a fully finished basement this home is ideal for families seeking room to grow. The open-concept main floor features 9 ft ceilings, a gas fireplace and a bright functional kitchen designed for daily living and entertaining. The spacious primary retreat includes an ensuite and premium Hunter Douglas blinds. Downstairs adds a 4th bedroom, full bath and second living area perfect for movie nights guests or a play space. Enjoy evenings in the hot tub or soak up the sun on the west-facing deck. Additional features include central A/C, a new furnace (2024), central vacuum and a heated double attached garage. Located on a quiet family-friendly street with quick access to Leduc and Edmonton this is the lifestyle upgrade you have been waiting for.

Built in 2014

### Essential Information

MLS® # E4446985

Price \$675,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,897
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	224 Reichert Drive
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, Hot Tub, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	École Beau Meadow School
Middle	École Dansereau Meadows Sc
High	École J.E. Lapointe School

### Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	Zone 82

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