

## \$519,900 - 123 Champlain Place, Beaumont

MLS® #E4450597

**\$519,900**

3 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!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450597               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| 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, 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    | July 31st, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 82         |

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Listing information last updated on August 7th, 2025 at 9:17pm MDT