

## \$519,000 - 130 Champlain Place, Beaumont

MLS® #E4448890

**\$519,000**

3 Bedroom, 2.50 Bathroom, 1,837 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Welcome to this 3-bedroom, 2.5-bath home offering over 1,800+ sq ft of comfortable living space, located in a quiet cul-de-sac in the highly sought-after Citadel Ridge community—just minutes from SCHOOLS, RECREATION CENTER, PARKS. This bright and spacious home features an open-concept main floor with a well-appointed kitchen and a cozy living area, perfect for everyday living and entertaining. Upstairs, a generous bonus room provides the ideal space for a media room, play area, or home office. Enjoy the comfort of BRAND NEW CARPET & FRESH NEW PAINT THROUGHOUT, adding a clean, modern touch. Step outside to the sunny SOUTH-FACING BIG BACKYARD, complete with a large deck that's perfect for outdoor gatherings and summer relaxation. DOUBLE GARAGE adds everyday convenience, while the GREAT LAYOUT unfinished basement offers endless potential for customization. With space, style, and a prime location, MOVE IN READY!—don't miss your opportunity!

Built in 2006

### Essential Information

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Price \$519,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,837
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	130 Champlain Place
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V9

### Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 20th, 2025

Days on Market                6

Zoning                            Zone 82

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