

## \$659,900 - 224 Reichert Drive, Beaumont

MLS® #E4446985

**\$659,900**

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 \$659,900

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 | 23              |
| Zoning         | Zone 82         |

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Listing information last updated on August 2nd, 2025 at 4:32pm MDT