

## \$490,000 - 155 Reichert Drive, Beaumont

MLS® #E4441062

**\$490,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Immaculate & well cared for 3 bedroom, air conditioned bungalow in Coloniale Estates across the street from the golf course. The bright & spacious main level features tile & carpet flooring, a primary bedroom with a walk-in closet & an ensuite bathroom that has a sit-down shower. There are two additional bedrooms on this level plus a four-piece bathroom & laundry room. The island kitchen has a raised breakfast counter & corner pantry. Great room has a gas fireplace & is adjacent to the dining area which has garden-door access to the sunny, south-facing backyard with a large deck. The basement is huge & can be developed to your family's taste. It has 3 windows & plumbing to accommodate a third bathroom. Garage is heated & finished. Furnace replaced in 2017 & Hot water tank replaced in 2021. Enjoy living just a few minutes drive to Beaumont's vibrant city centre which offers trendy restaurants, shopping & easy access to the airport & Edmonton.

Built in 2007

### Essential Information

MLS® # E4441062

Price \$490,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	155 Reichert Drive
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B8

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Skylight
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane,

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	76
Zoning	Zone 82

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Listing information last updated on August 20th, 2025 at 11:32pm MDT