

## \$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 â€” 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	2
Zoning	Zone 82

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Listing information last updated on August 2nd, 2025 at 1:02am MDT