

# \$689,000 - 192 Reichert Drive, Beaumont

MLS® #E4423970

**\$689,000**

3 Bedroom, 2.50 Bathroom, 2,653 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Pride of ownership shines through this meticulous two storey home backing & siding Coloniale Golf Course. Spacious & open great room concept boasts 9 ft ceilings, loaded with windows and amazing views of the golf course. Chef's kitchen with rich cabinetry, island, walk through pantry & BI appliances. Lovely eating area with access to the covered deck. Huge living room with gas fireplace creates a warm & inviting area for family & entertaining. Main floor den just off the front entry. Upstairs, a total of 3 bedrooms with the primary bedroom featuring vaulted ceilings, walk in closet & a 5 pce ensuite. Large bonus room with vaulted ceilings & second fireplace. Basement is full & open and ready for your creative ideas. Oversized double attached heated garage with epoxy floors, covered front verandah for evening tea. Mature & manicured yard with underground irrigation. Numerous upgrades including air conditioning, newer appliances, resingled in 2021, permanent Gemstone Christmas lights & so much more!

Built in 2008

## Essential Information

MLS® # E4423970

Price \$689,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,653                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 192 Reichert Drive           |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 0B9                      |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Sprinkler Sys-Underground |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Over Sized   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 82         |

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Listing information last updated on April 4th, 2025 at 6:32pm MDT