

\$519,900 - 92 Champlain Place, Beaumont

MLS® #E4424214

\$519,900

4 Bedroom, 3.00 Bathroom, 1,945 sqft
Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

No better place to call home than this beautifully updated 2-storey in a prime location! Steps from schools, a playground, library & shopping, this home is perfect for busy families. The tiled entry welcomes you into a bright front office. Laminate floors lead to the open-concept kitchen & living area, featuring quartz counters, stainless steel appliances, ceiling-height cabinetry & a corner pantry. A stylish feature wall in the living room adds charm, while sliding doors off the dinette open to a composite deck & fenced yard. Main floor laundry & 2 pce bathroom. Upstairs, light pours into the spacious bonus room. Two generous bedrooms share a 4-pce bath. The primary suite is your private retreat, boasting a walk-in closet & spa-like ensuite with a soaker tub. The fully developed basement includes a family room, extra bedroom & 2-pce bath. Additional perks: A/C, 3-year-old HW tank & 50-year rubber shingles (installed 2 years ago). Move in & enjoy this sweet spot!

Built in 2003

Essential Information

MLS® #	E4424214
Price	\$519,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,945
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	92 Champlain Place
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R8

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
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, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Ecole Coloniale Estates

Middle Ecole J.E. Lapointe

High Ecole Beaumont Composite

Additional Information

Date Listed March 6th, 2025

Days on Market 6

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 12th, 2025 at 3:32pm MDT