

\$505,000 - 130 Champlain Place, Beaumont

MLS® #E4448890

\$505,000

3 Bedroom, 2.50 Bathroom, 1,837 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Welcome to this 3-bedroom, 2.5-bath home offering over 1,800+ sq ft of comfortable living space, located in a quiet cul-de-sac in the highly sought-after Citadel Ridge community—just minutes from SCHOOLS, RECREATION CENTER, PARKS. This bright and spacious home features an open-concept main floor with a well-appointed kitchen and a cozy living area, perfect for everyday living and entertaining. Upstairs, a generous bonus room provides the ideal space for a media room, play area, or home office. Enjoy the comfort of BRAND NEW CARPET & FRESH NEW PAINT THROUGHOUT, adding a clean, modern touch. Step outside to the sunny SOUTH-FACING BIG BACKYARD, complete with a large deck that's perfect for outdoor gatherings and summer relaxation. DOUBLE GARAGE adds everyday convenience, while the GREAT LAYOUT unfinished basement offers endless potential for customization. With space, style, and a prime location, MOVE IN READY!—don't miss your opportunity!

Built in 2006

Essential Information

MLS® # E4448890

Price \$505,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,837
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	130 Champlain Place
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V9

Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 20th, 2025

Days on Market 19

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 August 8th, 2025 at 1:02pm MDT