

\$629,000 - 9 Bilodeau Crescent, Beaumont

MLS® #E4443073

\$629,000

3 Bedroom, 2.50 Bathroom, 1,843 sqft
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This stunning two-storey home in Coloniale Estates, built by Mattamy Homes, sits on a large pie-shaped lot with a sunny south-facing backyard. The open-concept main floor features a spacious great room with a custom feature wall, a bright dining area, and a chef's kitchen with vaulted ceilings, whitewash-style accents, upgraded lighting, granite countertops, a large island with eating bar, and a walk-in pantry. Additional highlights include an oversized garage, large back entry, and central A/C. Upstairs, you'll find a luxurious primary suite with a 5-piece ensuite and walk-in closet, two additional bedrooms—one with another custom feature wall—and convenient upper-floor laundry. Step outside to a beautiful back deck, perfect for relaxing or entertaining. All this in one of Beaumont's most sought-after communities, close to parks, schools, trails, and green space. Welcome home!

Built in 2019

Essential Information

MLS® #	E4443073
Price	\$629,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,843
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9 Bilodeau Crescent
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C9

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 18th, 2025

Days on Market 9

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 June 26th, 2025 at 11:02pm MDT