

## \$479,900 - 123 Champlain Place, Beaumont

MLS® #E4459626

**\$479,900**

5 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 – truly a dream to live in! The basement is partially finished, featuring two full bedrooms: New Carpet, Paint, floor, blinds and furnace (2024).

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459626               |
| Price          | \$479,900              |
| Bedrooms       | 5                      |
| 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, Partially 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    | September 26th, 2025 |
| Days on Market | 28                   |
| 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 October 24th, 2025 at 9:17am MDT