

## \$499,900 - 8 Cote Close, Beaumont

MLS® #E4457946

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,649 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Located in Citadel Ridge this lovely two storey home is waiting for it's next owner. Providing 4 bedrooms, 3 and half bathrooms, recreation room and plenty of storage in the basement. The main floor has a spacious foyer to greet your family and friends. Open concept dining and living area with access to the back deck and summer fun in the yard. Very functional kitchen with plenty of counter and cupboard space and pantry. Main floor laundry and powder room finish off the main level. The upstairs consists of an enormous primary with walk in closet and 4 piece ensuite. Two additional generously sized bedrooms with plenty of closet space and a 4 piece bath. Every room upstairs seems oversized, something not seen very often. The fully finished basement contains the rec room, 4th bedroom and 4 piece bath. The recent upgrades are a new roof, central air conditioning.

Built in 2004

### Essential Information

MLS® #	E4457946
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,649
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Cote Close
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke
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, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 16th, 2025

Zoning                              Zone 82

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