

## \$660,000 - 6 Chalifoux Court, Beaumont

MLS® #E4447152

**\$660,000**

5 Bedroom, 3.50 Bathroom, 2,504 sqft

Single Family on 0.00 Acres

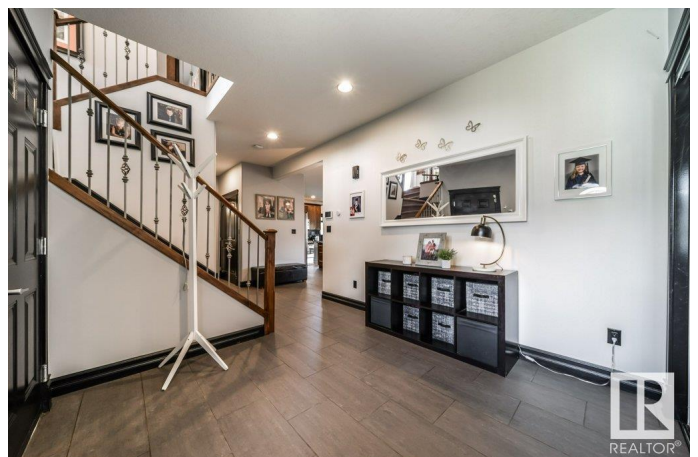
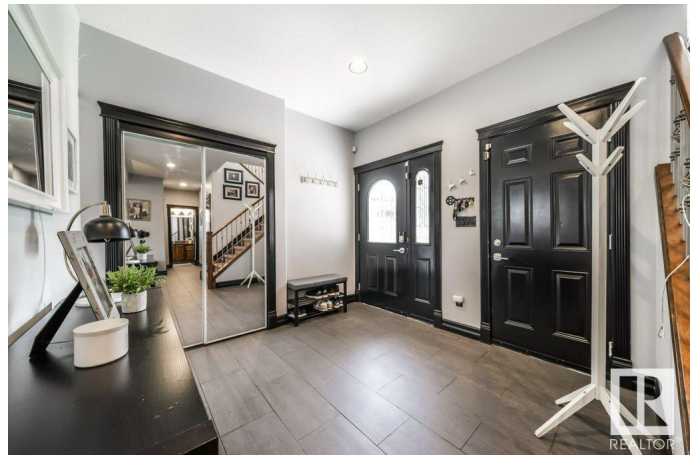
Citadel Ridge, Beaumont, AB

Pride of ownership shines in this incredibly clean, original-owner home tucked away on a quiet, low-traffic crescent—perfect for families seeking peace, safety, and space. Step inside to soaring 9' ceilings, rich walnut hardwood, and sun-filled rooms that feel both elegant and inviting. The kitchen is a chef's dream with granite counters, gas range, Bosch dishwasher, and a moveable island that adapts to your needs. Cozy up by the gas fireplace in the spacious living room or retreat upstairs to a massive bonus room and a luxurious primary suite with a 2-way fireplace, spa-inspired ensuite, and huge walk-in closet. The fully finished basement offers warmth underfoot with in-floor heating, cork flooring, a full bath, and a guest bedroom. And for the ultimate perk—guys, take note—the heated triple garage is a total showstopper with room for all your gear, toys, and tools. Tons of nearby parking makes loading an RV or trailer a breeze. This home truly has it all.

Built in 2009

### Essential Information

MLS® #	E4447152
Price	\$660,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,504
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6 Chalifoux Court
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Horizon Heights Coloniale
Middle	J.E. Lapointe School
High	Beaumont Composite High

### **Additional Information**

Date Listed	July 11th, 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 July 17th, 2025 at 3:33pm MDT