

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

MLS® #E4447152

**\$660,000**

5 Bedroom, 3.50 Bathroom, 2,504 sqft

Single Family on 0.00 Acres

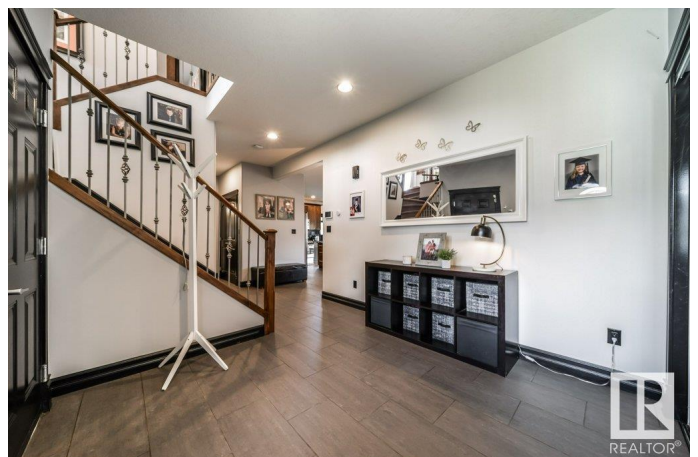
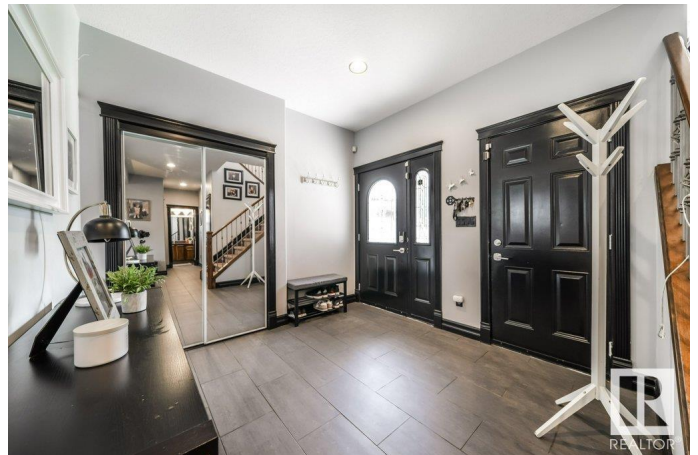
Citadel Ridge, Beaumont, AB

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 |
| Zoning      | Zone 82         |

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Listing information last updated on July 11th, 2025 at 10:32am MDT