



Beaumont Alberta

\$655,000

Welcome to 38 Rivard Crescent in Beaumont! This beautifully maintained 2-storey home offers 2,137 sq. ft. plus a fully finished basement on a desirable corner lot in a quiet crescent. The main floor features a spacious kitchen with granite countertops, a bright dining area, living room, and a versatile den. Upstairs you'll find a large bonus room with a stunning two-sided electric stone fireplace shared with the spacious primary bedroom, complete with a walk-in closet and luxurious 5-piece ensuite. The second-floor laundry room includes a convenient sink. Enjoy central air conditioning, a heated attached triple-car garage, and beautifully landscaped front and back yards. Ideally located close to parks, schools, and walking trails, with Edmonton just an 8-minute drive away. This exceptional home offers the perfect combination of space, comfort, location, and lifestyle—an opportunity you won't want to miss! (id:6769)

Living room 4.58 m X 4.5 m

Dining room 2.88 m X 4.28 m

Kitchen 3.66 m X 3.18 m

Den 2.77 m X 2.58 m

Breakfast 3.66 m X 2.58 m

Family room 4.28 m X 5.66 m

Primary Bedroom 4.34 m X 4.33 m

Bedroom 2 3.8 m X 2.88 m

Bedroom 3 3.26 m X 3.59 m

Laundry room 2.37 m X 1.55 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.