

## \$589,900 - 71 Rue Bouchard, Beaumont

MLS® #E4460387

**\$589,900**

3 Bedroom, 2.50 Bathroom, 2,135 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Fully renovated and absolutely stunning! This home blends style, design, and total comfort for families who love space to live, work, and play. The main floor offers a bright den, a flexible room for dining or play, and a beautiful open-concept layout. The kitchen shines with quartz counters and modern finishes, flowing into the dining area and living room with a cozy gas fireplace and large windows that fill the space with natural light. Upstairs, you'll find a spacious bonus room, three large bedrooms, and a convenient laundry room, all with updated laminate flooring. The primary suite is a peaceful retreat with double closets and a spa-inspired ensuite featuring a soaker tub and separate shower. Outside, enjoy a private fenced yard with mature trees, a large deck, and a dog run. Additional features include air conditioning, central vac, a heated double garage with built-in workspace, and newer shingles. Walking distance to schools, parks, and all amenities, this move-in-ready home truly has it all!

Built in 1998

### Essential Information

MLS® # E4460387

Price \$589,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,135                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 71 Rue Bouchard              |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1N7                      |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                       |
| Parking        | Double Garage Attached, Heated                                                                                          |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                              |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                                            |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Level Land, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 82           |

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Listing information last updated on November 5th, 2025 at 7:17am MST