

## \$649,900 - 72 Rue Blanchard, Beaumont

MLS® #E4452114

**\$649,900**

5 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

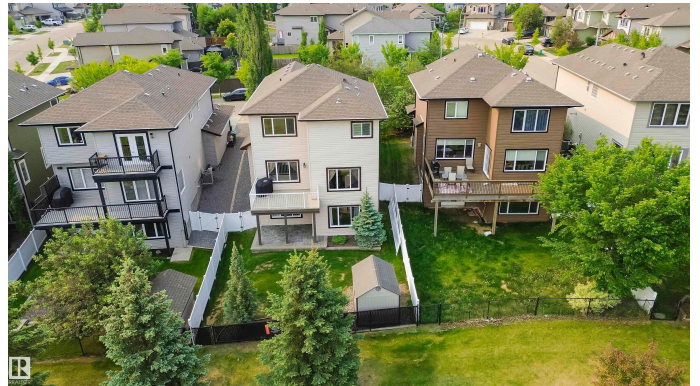
Discover the perfect family home with space for all, in an unbeatable location! This lovely 2-storey walkout backs onto a serene greenspace with a trail to a nearby school, & the Jr. High is just around the corner. A private tiled entry features a walk-through closet connecting to the garage & a 2-pce bath. The front office/dining area & open living room shine with hardwood floors & a gas fireplace centre piece. The spacious kitchen offers granite countertops, ample cabinetry, a corner pantry & sleek black chrome appliances, including a dual oven. The bright dinette opens to an upper deck with park views, perfect spot for BBQs. Upstairs, find three spacious bedrooms, a bonus room & a separate laundry room with a sink & cabinetry for storage. The primary suite boasts distant downtown Edm views, a walk-in closet & a luxurious ensuite with a jacuzzi, large shower & WC. The developed walkout basement offers a rec room, two more generous bedrooms & a bath rough-in. Furnace & AC 2025. Cozy up & call it home!

Built in 2010

### Essential Information

MLS® # E4452114

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,216                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 72 Rue Blanchard             |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 0E7                      |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Air Conditioner, Deck, Walkout Basement |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached                  |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Ecole Horizon Heights |
| Middle     | Ecole J.E. Lapointe   |
| High       | Ecole Beaumont Comp   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 82          |

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Listing information last updated on August 26th, 2025 at 4:47am MDT