

\$609,900 - 71 Rue Bouchard, Beaumont

MLS® #E4455746

\$609,900

3 Bedroom, 2.50 Bathroom, 2,135 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

This home truly has it all! A former Show Home that blends space, style, and comfort throughout. The main floor offers a front den plus a separate flex space ideal for a formal dining room. At the back, a renovated kitchen with granite counters opens to a huge dining area and a bright living room with gas fireplace framed by windows. Step outside to a private yard with mature trees, large deck, fencing, and a dog run for your four-legged friends. Upstairs features 3 spacious bedrooms, a massive laundry room, and a huge front bonus room with laminate flooring that flows through every bedroom for a clean, modern feel. The primary suite is a retreat with 2 closets and a bright 5pce ensuite. Shingles (2014), air conditioning, and central vac are complete, while the heated double garage with workspace and granite counters adds convenience. The basement is roughed in for a 4th bedroom, bath, and rec room. With schools, parks, soccer fields, and trails steps away, this one checks every box!

Built in 1998

Essential Information

MLS® # E4455746

Price \$609,900

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	September 3rd, 2025
Days on Market	15
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 September 18th, 2025 at 3:18pm MDT