Courtesy Of Chris Proctor And Patti Proctor Of MaxWell Devonshire Realty

# $634,900 - 18 Bedard Court, Beaumont

MLS® #E4454054

**$634,900**
4 Bedroom, 2.50 Bathroom, 2,107 sqft
Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to Coloniale Estates! This 4-bedroom home sits on a quiet cul-de-sac, offering nearly 3,000 sqft of beautifully finished living space. The renovated kitchen features quartz counters, oversized island, high-end appliances, full-height cabinetry, and a walk-through pantry. Open layout with new vinyl plank floors, spacious dining area, and a gas fireplace with floor-to-ceiling stone. Main floor includes powder room, laundry, and mudroom to a heated double garage. Upstairs offers a primary retreat with spa-inspired ensuite and dual walk-in closets, plus 2 more bedrooms, bonus room with custom entertainment centre, and a 5pc bath. Basement has 9â€™ ceilings, large family room, 4th bedroom, storage, and bathroom rough-ins. Other great features include Central AC & Reverse Osmosis water system. Backyard is built for entertaining with composite deck, pergola w/LED lights, a nearly 200 sq/ft powered shed or workshop, a greenhouse, and fruit trees. An incredible opportunity in a family-friendly community!

Built in 2012

## Essential Information

| | |
|---|---|
| MLS® # | E4454054 |
| Price | $634,900 |

| | |
|---|---|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,107 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 18 Bedard Court |
| Area | Beaumont |
| Subdivision | Coloniale Estates (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0E5 |

## Amenities

| | |
|---|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Greenhouse, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Masonry, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | August 21st, 2025 |
| Days on Market | 18 |
| Zoning | Zone 82 |

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Listing information last updated on September 8th, 2025 at 2:47pm MDT