

## \$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
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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	3
Zoning	Zone 82

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