

\$649,900 - 35 Rue Bouchard, Beaumont

MLS® #E4443087

\$649,900

4 Bedroom, 2.50 Bathroom, 2,411 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Discover the perfect blend of space, style, and function in this stunning 4-bedroom, 2.5-bath Montorio built home offering over 2,400 sq ft of beautifully crafted living space. Ideally located on a corner lot just steps from both elementary and junior high schools, this home checks every box—starting with the IMPRESSIVE extended 3-car heated garage with Sub-Panel, complete with easy access to the backyard with double gates and an RV parking pad. The main floor features rich hardwood floors, a versatile den, spacious mudroom, and a show-stopping kitchen with stainless steel appliances, gas range, massive island, and gorgeous cabinetry. From the dining area, step out to a fully landscaped backyard with maintenance-free deck and fencing—perfect for relaxing or entertaining. Upstairs, a vaulted bonus room sits privately away from the bedrooms, offering a perfect retreat. The luxurious primary suite boasts a huge walk-in closet and spa-like 5-piece ensuite with jetted tub. All bedrooms are generously sized.



Built in 2013

Essential Information

MLS® # E4443087

Price \$649,900

Bedrooms 4

| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,411 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 35 Rue Bouchard |
| Area | Beaumont |
| Subdivision | Coloniale Estates (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0E6 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Dog Run-Fenced In, No Smoking Home, R.V. Storage, Natural Gas BBQ Hookup |
| Parking | RV Parking, Triple Garage Attached |

Interior

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

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

| | |
|-------------------|--|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Ecole Horizon Heights |
| Middle | JE Lapointe School |
| High | Beaumont Composite High |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 82 |

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Listing information last updated on July 8th, 2025 at 3:17pm MDT