

\$649,900 - 35 Rue Bouchard, Beaumont

MLS® #E4438859

\$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® # E4438859

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	May 28th, 2025
Days on Market	18
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 June 15th, 2025 at 11:17am MDT