

\$589,900 - 71 Rue Bouchard, Beaumont

MLS® #E4460387

\$589,900

3 Bedroom, 2.50 Bathroom, 2,135 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Fully renovated and absolutely stunning! This home blends style, design, and total comfort for families who love space to live, work, and play. The main floor offers a bright den, a flexible room for dining or play, and a beautiful open-concept layout. The kitchen shines with quartz counters and modern finishes, flowing into the dining area and living room with a cozy gas fireplace and large windows that fill the space with natural light. Upstairs, you'll find a spacious bonus room, three large bedrooms, and a convenient laundry room, all with updated laminate flooring. The primary suite is a peaceful retreat with double closets and a spa-inspired ensuite featuring a soaker tub and separate shower. Outside, enjoy a private fenced yard with mature trees, a large deck, and a dog run. Additional features include air conditioning, central vac, a heated double garage with built-in workspace, and newer shingles. Walking distance to schools, parks, and all amenities, this move-in-ready home truly has it all!

Built in 1998

Essential Information

MLS® # E4460387

Price \$589,900

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	October 2nd, 2025
Days on Market	14
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 October 16th, 2025 at 3:17pm MDT