

\$649,900 - 72 Rue Blanchard, Beaumont

MLS® #E4452114

\$649,900

5 Bedroom, 3.00 Bathroom, 2,216 sqft

Single Family

Coloniale Estates (Beaumont), Beaumont, Alberta

Discover the perfect family home with space for all, in an unbeatable location! This lovely 2-storey walkout backs onto a serene greenspace with a trail to a nearby school, & the Jr. High is just around the corner. A private tiled entry features a walk-through closet connecting to the garage & a 2-pce bath. The front office/dining area & open living room shine with hardwood floors & a gas fireplace centre piece. The spacious kitchen offers granite countertops, ample cabinetry, a corner pantry & sleek black chrome appliances, including a dual oven. The bright dinette opens to an upper deck with park views, perfect spot for BBQs. Upstairs, find three spacious bedrooms, a bonus room & a separate laundry room with a sink & cabinetry for storage. The primary suite boasts distant downtown Edm views, a walk-in closet & a luxurious ensuite with a jacuzzi, large shower & WC. The developed walkout basement offers a rec room, two more generous bedrooms & a bath rough-in. Furnace & AC 2025. Cozy up & call it home! (id:6289)

Built in 2010

Essential Information

Listing # E4452114

Price \$649,900

Bedrooms 5



Bathrooms	3.00
Half Baths	1
Square Footage	2,216
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	72 Rue Blanchard
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
Province	Alberta
Postal Code	T4X0E7

Amenities

Amenities	Airport, Park, Golf Course, Playground, Schools, Shopping
Features	No back lane
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
View	City view

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Walk out

Listing Details

Listing Office	Royal LePage Gateway Realty
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 1:31pm CDT