

\$589,900 - 71 Rue Bouchard, Beaumont

MLS® #E4460387

\$589,900

3 Bedroom, 3.00 Bathroom, 2,135 sqft

Single Family

Coloniale Estates (Beaumont), Beaumont, Alberta

Fully renovated and absolutely stunning, this home is the total package for families seeking space, style, and comfort. The main floor features a bright front den, a versatile flex room for a formal dining area or playroom, and a spacious 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 offers a spacious bonus room, three large bedrooms, and a laundry room, all with updated laminate flooring for added convenience. The primary suite is a true retreat with his and her closets and a beautiful ensuite with a soaker tub and separate shower. Outside, enjoy a private, fully fenced yard with mature trees, a large deck, and a dog run. Additional features include A/C, central vacuum, a heated double garage with built-in workspace and granite counters, and newer shingles (2014). The basement is roughed in and ready to grow with your family. (id:6289)

Built in 1998

Essential Information

Listing # E4460387

Price \$589,900

Bedrooms 3



Bathrooms	3.00
Half Baths	1
Square Footage	2,135
Year Built	1998
Type	Single Family
Sub-Type	Freehold

Community Information

Address	71 Rue Bouchard
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
Province	Alberta
Postal Code	T4X1N7

Amenities

Amenities	Airport, Golf Course, Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	No back lane, Park/reserve, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage, Heated Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Washer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Exp 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 1:46pm CDT