# \$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 boxâ€"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 fencingâ€"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			
Туре	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			
	in, no omoking home, n.v. otorago, natarar cao bba hookap			
Parking	RV Parking, Triple Garage Attached			
Parking Interior				
-				
Interior	RV Parking, Triple Garage Attached			
Interior Interior Features	RV Parking, Triple Garage Attached ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas,			
Interior Interior Features Appliances	RV Parking, Triple Garage Attached ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater			
Interior Interior Features Appliances Heating	RV Parking, Triple Garage Attached ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater Forced Air-1, Natural Gas			
Interior Interior Features Appliances Heating Fireplace Fireplaces Stories	RV Parking, Triple Garage Attached ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater Forced Air-1, Natural Gas Yes Mantel 2			
Interior Interior Features Appliances Heating Fireplace Fireplaces Stories Has Basement	RV Parking, Triple Garage Attached ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater Forced Air-1, Natural Gas Yes Mantel 2 Yes			
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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	19
Zoning	Zone 82

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Listing information last updated on June 16th, 2025 at 4:47pm MDT