

\$599,900 - 71 Rue Bouchard, Beaumont

MLS® #E4460387

\$599,900

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 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.

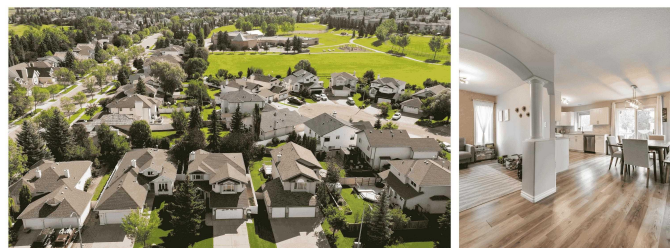
Built in 1998

Essential Information

MLS® # E4460387

Price \$599,900

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
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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	3
Zoning	Zone 82

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Listing information last updated on October 5th, 2025 at 2:47am MDT