

## \$649,900 - 35 Rue Bouchard, Beaumont

MLS® #E4443087

**\$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 box—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 fencing—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® # E4443087

Price \$649,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,411
Acres	0.00
Year Built	2013
Type	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
Parking	RV Parking, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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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	June 19th, 2025
Days on Market	3
Zoning	Zone 82

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