

\$674,500 - 62 Rue Blanchard, Beaumont

MLS® #E4429232

\$674,500

4 Bedroom, 3.50 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

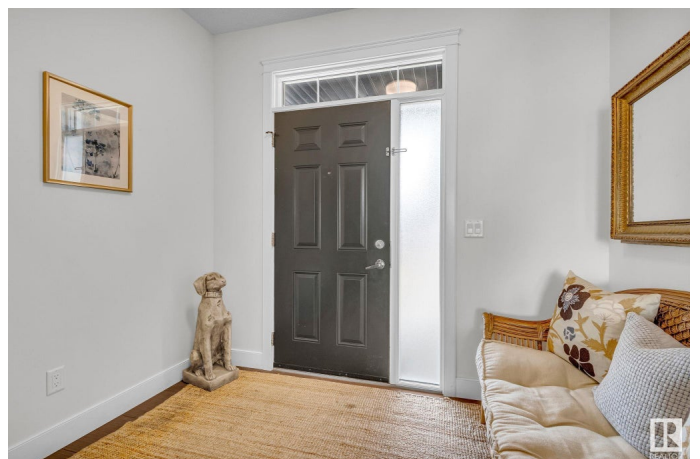
Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this stunning fully finished walkout home in sought-after Coloniale Estates, backing directly onto the park! A former Etiquette Homes showhome, this property impresses with an open floor plan drenched in natural light. The main level showcases gleaming hardwood floors, a spacious living room with a striking floor-to-ceiling stone gas fireplace, and a chef-inspired kitchen with a large island, breakfast bar, corner pantry, and ample cabinetry. The bright dining area offers park views and access to the covered upper deck. A mudroom, laundry, and 2pc bath complete the main floor. Upstairs, a grand bonus room, 4pc bath, and 3 bedrooms await, including a luxurious primary suite with walk-in closet and spa-like 5pc ensuite. The walkout basement features a cozy family room with a second fireplace, games area, 4th bedroom, 4pc bath, and access to the lower deck. Located on a quiet, family-friendly street—this home is the perfect blend of elegance and function.

Built in 2011

Essential Information

| | |
|----------|-----------|
| MLS® # | E4429232 |
| Price | \$674,500 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,110 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 62 Rue Blanchard |
| Area | Beaumont |
| Subdivision | Coloniale Estates (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0E7 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Deck, Walkout Basement |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Masonry, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

Exterior Features Backs Onto Park/Trees, F
Landscaped, Park/Reserve, F
Roof Asphalt Shingles
Construction Wood, Stucco, Vinyl
Foundation Concrete Perimeter



Additional Information

Date Listed April 4th, 2025
Days on Market 71
Zoning Zone 82

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