

\$674,900 - 72 Rue Blanchard, Beaumont

MLS® #E4428587

\$674,900

5 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Discover the perfect family home in an unbeatable location! This stunning 2 storey walkout backs onto a serene greenspace with a trail to a nearby school, & the Jr. High is just around the corner. A private tiled entry features a walk-through closet connecting to the garage & a 2-pce bath. The front office/dining area & open living room shine with elegant hardwood floors & a gas fireplace centrepiece. The spacious kitchen offers granite countertops, ample cabinetry, a corner pantry & sleek black chrome appliances, including a dual oven. The bright dinette opens to an upper deck with park views & perfect BBQ spot. Upstairs, find three spacious bedrooms, a bonus rm & a separate laundry room with a sink & storage. The primary suite boasts downtown views, a walk-in closet & a luxurious ensuite w/ a jacuzzi, large shower & WC. The developed walkout basement offers a rec room, two more generous bedrooms, storage, & a bath rough-in. Covered patio. New Furnace & A/C with warranty. Move in & enjoy!



Built in 2010

Essential Information

MLS® # E4428587

Price \$674,900

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	72 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, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Horizon Heights
Middle	Ecole J.E. Lapointe
High	Ecole Beaumont Comp

Additional Information

Date Listed	April 2nd, 2025
Days on Market	75
Zoning	Zone 82

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