

\$679,900 - 72 Rue Blanchard, Beaumont

MLS® #E4428587

\$679,900

5 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Coloniales 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 & stairs to the yard. Upstairs, find three spacious bedrooms, a bonus room & a separate laundry room with a sink & storage. The primary suite boasts downtown views, a walk-in closet & a luxurious ensuite with a jacuzzi, large shower & WC. The partly developed walkout basement offers a rec room, two more generous bedrooms & a bath rough-in. Move in & enjoy!

Built in 2010

Essential Information

MLS® # E4428587

Price \$679,900

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 | Deck, Walkout Basement |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | 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 | 15 |
| Zoning | Zone 82 |

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Listing information last updated on April 17th, 2025 at 7:02pm MDT