

Courtesy Of Peter K Kubiczek Of Keystone Realty

## \$520,000 - 38 Rue Bouchard, Beaumont

MLS® #E4464121

**\$520,000**

4 Bedroom, 3.50 Bathroom, 1,761 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Perfect place to call Home! Greet your family and friends in an inviting foyer. Hardwood floors lead to an open-concept main floor design. Bright and spacious living room anchored by a modern gas fireplace. Huge chef's kitchen is loaded with cabinets, stainless steel appliances, mosaic backsplash and walkthrough pantry/laundry to garage. Cozy dining nook has a built-in sitting/storage bench, large window overlooking the backyard and direct access to two-tier deck. Upper-level has a Relax bonus room, perfect for movie nights, two kids' bedrooms and Master suite with walk-in closet and elegant soaker tub ensuite. Basement is 90% developed just needs some finishing touches. Family room has a second gas fireplace, 4th bedroom and 3pce bathroom with corner shower. Open backyard gets plenty of sun to enjoy the summer activities, gardening, kids' playhouse or entertaining friends. Double attached garage is insulated and heated. Great location close to elementary school, parks, playgrounds and shopping.

Built in 2010

### Essential Information

MLS® # E4464121

Price \$520,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,761                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 38 Rue Bouchard              |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 0E6                      |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Dog Run-Fenced In, Gazebo, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Attached, Heated, Insulated                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                         |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                         |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | École Horizon Heights |
|------------|-----------------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 7th, 2025 at 2:17am MST