

## \$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
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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       73  
Zoning                  Zone 82

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