

## \$649,900 - 54 Rue Blanchard, Beaumont

MLS® #E4442949

**\$649,900**

3 Bedroom, 3.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to your dream Home! Situated in the sought after Colonial Estates this beautifully designed 3 bed 4 bath home features a WALK OUT basement backing a school field, A/C + a TRIPLE HEATED tandem garage! Upon entry you will find the open concept kitchen, dining and living room. Sip your coffee on the attached deck overlooking the tranquil green space. Featuring granite countertops, black stainless steel appliances and a gas fireplace.

A 2 pce bath completes the main floor. Upstairs is a generous bonus room, 2 bedrooms, 4 pce bath and the primary suite with a 5 pce bath + walk in closet! Downstairs cozy up by the WOOD BURNING fireplace and walk out to admire the view. The basement also features a 3 pce bath and more than enough room for a potential 4th bedroom.

This home combines style, functionality and an unbeatable location, close to parks, schools and amenities. This home backs Ecole Horizon Heights Elementary. Truly a must see home!

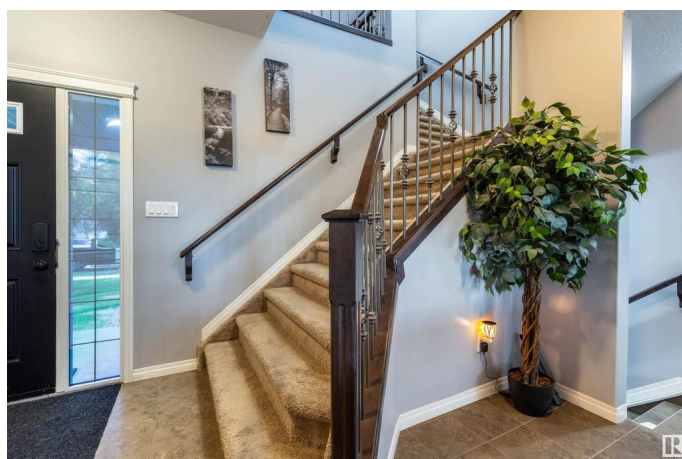
Built in 2013

### Essential Information

MLS® # E4442949

Price \$649,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,851
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	54 Rue Blanchard
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Fire Pit, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Tandem

### 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, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ecole Horizon Heights
Middle	Ecole J.E LaPointe
High	Ecole Secondaire Beaumont

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	26
Zoning	Zone 82

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Listing information last updated on July 13th, 2025 at 11:47pm MDT