

\$649,900 - 54 Rue Blanchard, Beaumont

MLS® #E4442949

\$649,900

3 Bedroom, 3.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

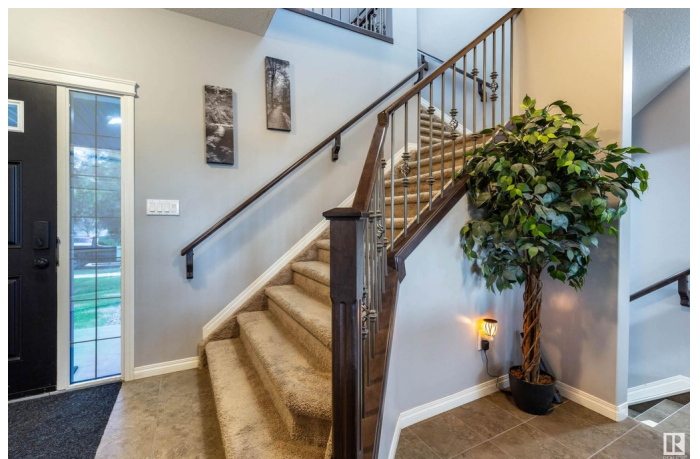
Coloniale Estates (Beaumont), Beaumont, AB

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 | 20 |
| Zoning | Zone 82 |

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Listing information last updated on July 8th, 2025 at 2:02pm MDT