

\$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 76
Zoning Zone 82

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Listing information last updated on June 19th, 2025 at 1:17pm MDT