

\$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	14
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 13th, 2025 at 5:02pm MST