

\$645,000 - 30 Rue Blanchard, Beaumont

MLS® #E4450026

\$645,000

4 Bedroom, 3.50 Bathroom, 2,114 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Style+Charm welcomes you to this fully UPGRADED home,w/a beautiful design,endless upgrades+backing a park.The gorgeous kitchen offers rich cabinets to the ceiling,newer high-end appliances,granite,pantry+dining area.The open concept living room has a gas fireplace,built-in shelves+hardwood floors.The main floor is complete w/a 2pc bath+door to the oversized heated/insulated double garage w/tandem space(boasting high ceiling,epoxy floor+new garage door).The second level offers a primary bedroom w/views of the park,a gorgeous 5pc ensuite+walk-in closet(w/custom organizer).There are two more bedrooms,a bonus room(w/sound system),laundry room,loft space(w/desk)+4pc bath.The bright basement has a family room,4th bedroom,4pc bath+storage.Upgrades:Newer Roof,Hot Water Tank,Custom Window Coverings,Exterior LED Holiday Lighting,A/C...The list is endless!The yard has been beautifully maintained+has a deck,gazebo+new shed.Nestled on a quiet street+walking distance to the school,golf course,shopping+restaurants.

Built in 2010

Essential Information

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Price	\$645,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,114
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	30 Rue Blanchard
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E6

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Gazebo
Parking Spaces	5
Parking	Double Garage Attached, Over Sized, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	École Horizon Heights
Middle	École J.E. Lapointe
High	École Secondaire Beaumont

Additional Information

Date Listed	July 28th, 2025
Days on Market	5
Zoning	Zone 82

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