

## \$634,900 - 18 Bedard Court, Beaumont

MLS® #E4454054

**\$634,900**

4 Bedroom, 2.50 Bathroom, 2,107 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

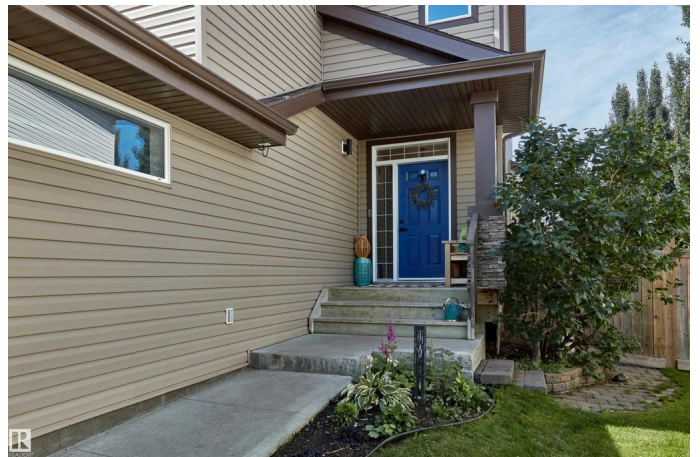
Welcome to Coloniale Estates! This 4-bedroom home sits on a quiet cul-de-sac, offering nearly 3,000 sqft of beautifully finished living space. The renovated kitchen features quartz counters, oversized island, high-end appliances, full-height cabinetry, and a walk-through pantry. Open layout with new vinyl plank floors, spacious dining area, and a gas fireplace with floor-to-ceiling stone. Main floor includes powder room, laundry, and mudroom to a heated double garage. Upstairs offers a primary retreat with spa-inspired ensuite and dual walk-in closets, plus 2 more bedrooms, bonus room with custom entertainment centre, and a 5pc bath. Basement has 9'™ ceilings, large family room, 4th bedroom, storage, and bathroom rough-ins. Other great features include Central AC & Reverse Osmosis water system. Backyard is built for entertaining with composite deck, pergola w/LED lights, a nearly 200 sq/ft powered shed or workshop, a greenhouse, and fruit trees. An incredible opportunity in a family-friendly community!

Built in 2012

### Essential Information

MLS® # E4454054

Price \$634,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,107                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 18 Bedard Court              |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 0E5                      |

### Amenities

|                |                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Greenhouse, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                                                                                                |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Masonry, Stone Facing                                                                |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

**Exterior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                           |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 82           |

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Listing information last updated on August 24th, 2025 at 3:32pm MDT