

## \$649,500 - 62 Rue Blanchard, Beaumont

MLS® #E4429232

**\$649,500**

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    | \$649,500 |
| 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 |
|----------|---------------------|

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       85  
Zoning                  Zone 82

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