

## \$674,900 - 72 Rue Blanchard, Beaumont

MLS® #E4428587

**\$674,900**

5 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Discover the perfect family home in an unbeatable location! This stunning 2 storey walkout backs onto a serene greenspace with a trail to a nearby school, & the Jr. High is just around the corner. A private tiled entry features a walk-through closet connecting to the garage & a 2-pce bath. The front office/dining area & open living room shine with elegant hardwood floors & a gas fireplace centrepiece. The spacious kitchen offers granite countertops, ample cabinetry, a corner pantry & sleek black chrome appliances, including a dual oven. The bright dinette opens to an upper deck with park views & perfect BBQ spot. Upstairs, find three spacious bedrooms, a bonus rm & a separate laundry room with a sink & storage. The primary suite boasts downtown views, a walk-in closet & a luxurious ensuite w/ a jacuzzi, large shower & WC. The developed walkout basement offers a rec room, two more generous bedrooms, storage, & a bath rough-in. Covered patio. New Furnace & A/C with warranty. Move in & enjoy!



Built in 2010

### Essential Information

MLS® # E4428587

Price \$674,900

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	72 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, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Horizon Heights
Middle	Ecole J.E. Lapointe
High	Ecole Beaumont Comp

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	76
Zoning	Zone 82

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