

## \$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

MLS® #

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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 | 4               |
| Zoning         | Zone 82         |

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Listing information last updated on August 1st, 2025 at 2:47am MDT