

Courtesy Of Brent Anderson Of Century 21 Masters

\$579,000 - 29 Rue Bouchard, Beaumont

MLS® #E4428489

\$579,000

3 Bedroom, 3.00 Bathroom, 1,618 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Welcome to this delightful bungalow nestled in the heart of Citadel Ridge. This home is a perfect blend of elegance + functionality, offering a serene living experience with its distinctive features + prime location. The house boasts 10-foot ceilings + an abundance of windows, allowing natural sunlight to flood the interiors + create an inviting atmosphere. The kitchen + dining area have been recently updated with new floors + fresh paint, ensuring a contemporary + well-maintained space. Primary + 4 piece ensuite, 2 additional bdrms + 4 piece bath. The partially finished basement offers a bonus room or bedroom + a 4-piece bath, providing endless potential to tailor the space to your needs. New Shingles 2018, Furnace + Water Softener 2024, plus central air conditioning ensure comfort + efficiency throughout the seasons. Situated close to schools, shopping centres, the airport, golf course, making it an ideal spot to grow + create cherished memories. Double attached garage and ample street parking.

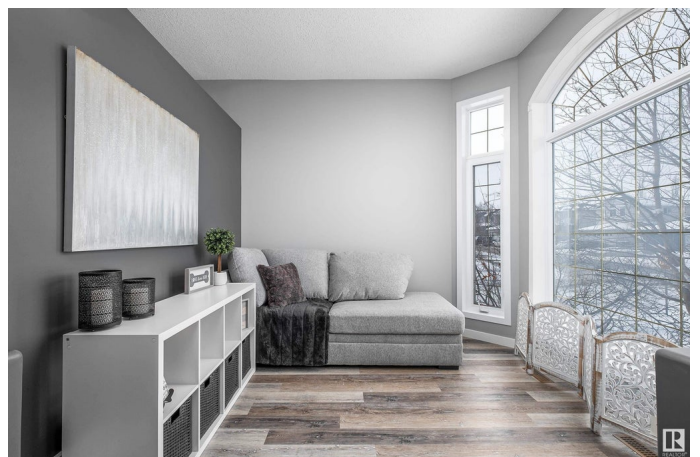
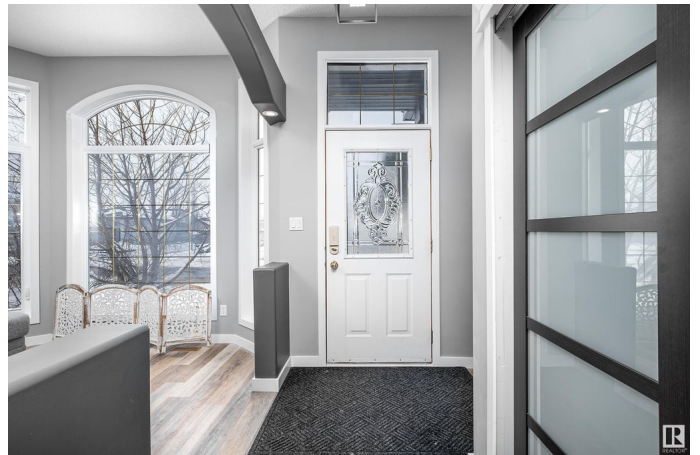
Built in 2002

Essential Information

MLS® # E4428489

Price \$579,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,618 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 29 Rue Bouchard |
| Area | Beaumont |
| Subdivision | Citadel Ridge |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1R5 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Water Conditioner, Window Coverings, See Remarks, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Ecole Horizon Heights Sch |
| Middle | Ecole J.E. Lapointe School |
| High | Beaumont Composite High |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 19 |
| Zoning | Zone 82 |

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Listing information last updated on April 19th, 2025 at 10:47pm MDT