

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.

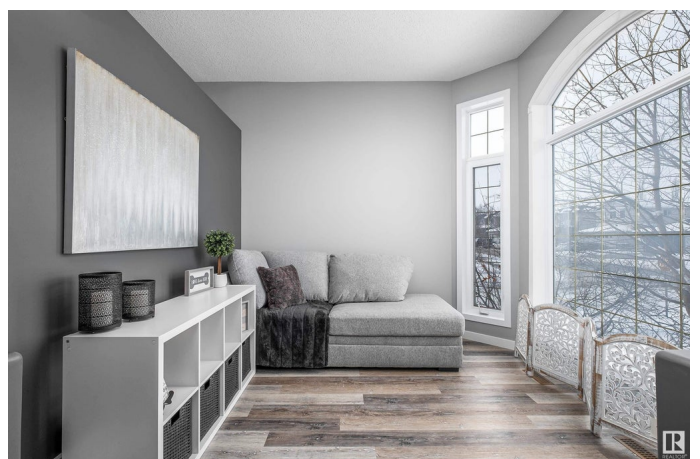
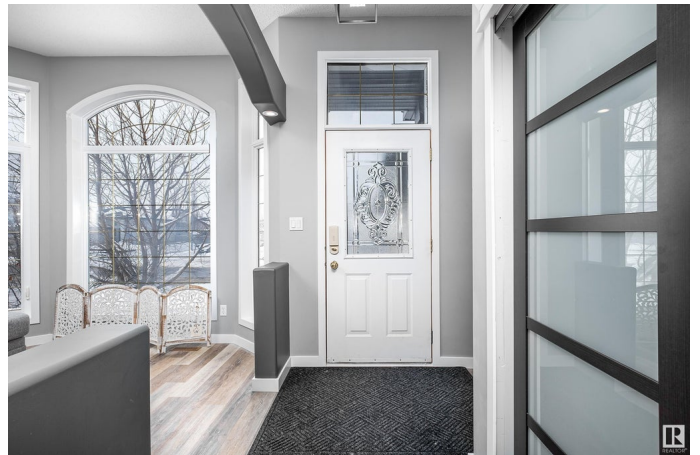
Built in 2002

### 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 | 20              |
| Zoning         | Zone 82         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 7:32am MDT