

Courtesy Of Brent Anderson Of Century 21 Masters

## **\$579,000 - 29 Rue Bouchard, Beaumont**

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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
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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

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Listing information last updated on April 21st, 2025 at 11:47am MDT