

## \$594,500 - 29 Rue Bouchard, Beaumont

MLS® #E4449430

**\$594,500**

4 Bedroom, 3.00 Bathroom, 1,611 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.

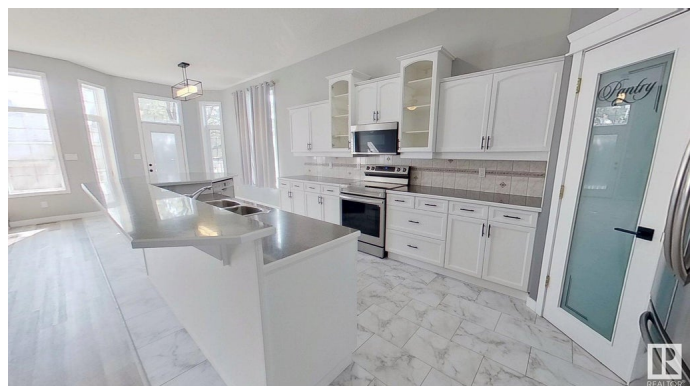
Built in 2002

### Essential Information

MLS® # E4449430

Price \$594,500

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,611
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, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped,

Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby,  
Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 82

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Listing information last updated on July 26th, 2025 at 6:47am MDT