

## \$589,900 - 29 Rue Bouchard, Beaumont

MLS® #E4449430

**\$589,900**

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 \$589,900

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 | 84              |
| 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 October 16th, 2025 at 6:17am MDT