

## \$643,900 - 18 Bedard Court, Beaumont

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MLS® #E4451401

**\$643,900**

4 Bedroom, 2.50 Bathroom, 2,130 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to this stunning 4-bedroom home on a quiet cul-de-sac in Coloniale Estates. With 2130 sqft of upgraded living space and central A/C, it features a newly renovated kitchen with quartz counters, oversized island, high-end appliances, rich full-height cabinetry, and a walk-through pantry. Enjoy new vinyl plank flooring, a cozy gas fireplace with floor-to-ceiling stonework, and a spacious dining area. The main floor includes a 2pc bath, laundry, and mudroom to a heated double garage. Upstairs offers plush carpet, a luxurious primary bed with 5pc ensuite and dual walk-in closets, 2 more bedrooms, a bonus room with custom entertainment centre, and a 5pc bath. The basement boasts 9'™ ceilings, a large family room, 4th bedroom, storage, and bathroom rough-ins. Outside: composite deck, pergola with LED lights, powered shed, temp-controlled greenhouse, fruit trees. Short walk to schools, golf, shops, and dining.

Built in 2012

### Essential Information

MLS® # E4451401

Price \$643,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,130
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

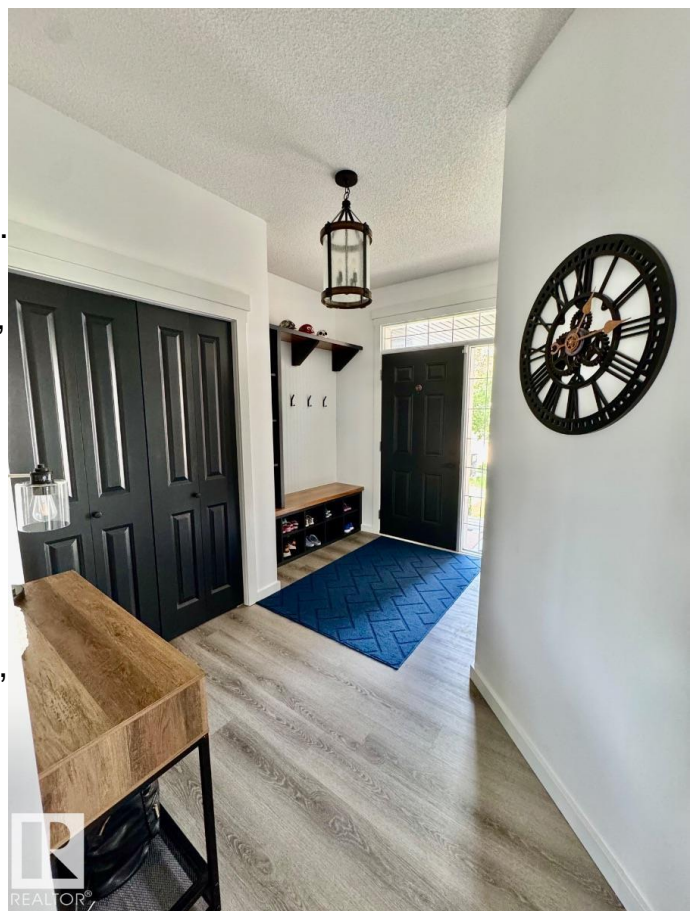
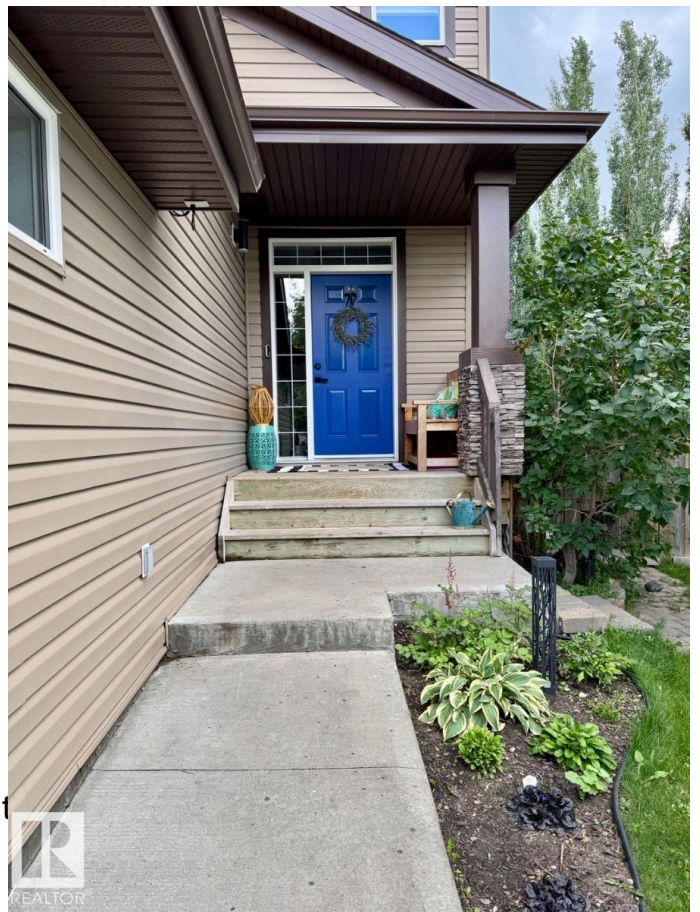
Address	18 Bedard Court
Area	Beaumont
Subdivision	Coloniale Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E5

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft. Water Natural Gas, No Smart/Program. Thermostat, Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished



**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 82

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Listing information last updated on August 8th, 2025 at 9:47am MDT