

\$634,900 - 18 Bedard Court, Beaumont

MLS® #E4454054

\$634,900

4 Bedroom, 2.50 Bathroom, 2,107 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to Coloniale Estates! This 4-bedroom home sits on a quiet cul-de-sac, offering nearly 3,000 sqft of beautifully finished living space. The renovated kitchen features quartz counters, oversized island, high-end appliances, full-height cabinetry, and a walk-through pantry. Open layout with new vinyl plank floors, spacious dining area, and a gas fireplace with floor-to-ceiling stone. Main floor includes powder room, laundry, and mudroom to a heated double garage. Upstairs offers a primary retreat with spa-inspired ensuite and dual walk-in closets, plus 2 more bedrooms, bonus room with custom entertainment centre, and a 5pc bath. Basement has 9'™ ceilings, large family room, 4th bedroom, storage, and bathroom rough-ins. Other great features include Central AC & Reverse Osmosis water system. Backyard is built for entertaining with composite deck, pergola w/LED lights, a nearly 200 sq/ft powered shed or workshop, a greenhouse, and fruit trees. An incredible opportunity in a family-friendly community!

Built in 2012

Essential Information

MLS® # E4454054

Price \$634,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,107
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., Deck, Detectors Smoke, Greenhouse, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, 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 21st, 2025
Days on Market	5
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 August 26th, 2025 at 11:18am MDT