

## \$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

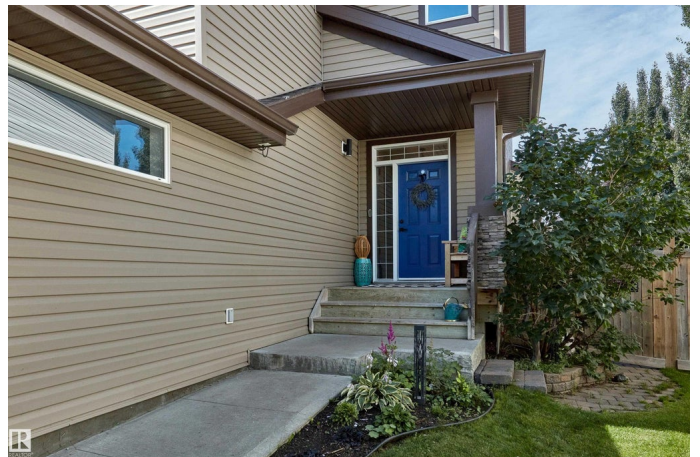
Welcome to Coloniale Estates! This 4-bedroom home sits on a quiet cul-de-sac, offering nearly 3,000 sqft of beautifully finished living space. The renovated kitchen features quartz counters, oversized island, high-end appliances, full-height cabinetry, and a walk-through pantry. Open layout with new 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	1
Zoning	Zone 82

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Listing information last updated on August 22nd, 2025 at 2:17pm MDT