

## \$574,998 - 65 Rue Monette Street, Beaumont

MLS® #E4439742

**\$574,998**

4 Bedroom, 3.50 Bathroom, 2,051 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome home to this immaculately cared for 2-storey home in Montalet offering 4 bedrooms, 3.5 baths, with BONUS ROOM and a spacious layout perfect for families. The main floor features a welcoming foyer, flex/dining room, bright living room with gas fireplace, vaulted ceiling, and skylight. The open-concept kitchen includes a centre island with raised eating bar, maple cabinets, corner pantry, hardwood floors, and a dining nook with access to the cedar deck. Upstairs boasts a large bonus room, oversized primary suite with walk-in closet and 5-piece ensuite, plus two additional bedrooms and a 4-piece bath. Main floor laundry with garage access and a 2-piece powder room add convenience. Fully finished basement with a in-home salon, 4th bedroom & full bath. Fully landscaped private backyard includes fruit trees, perennials, fenced dog run. Double attached garage is heated and drywalled. Prime location—close to schools, shopping, parks, and all amenities.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439742  |
| Price     | \$574,998 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,051                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 65 Rue Monette Street |
| Area        | Beaumont              |
| Subdivision | Montalet              |
| City        | Beaumont              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 1T2               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Skylight |
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached                                              |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Tile Surround                                                                                                                   |
| Stories           | 3                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                   |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, |

Low Maintenance Landscape, Park/Reserve, Playground Nearby,  
Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 82        |

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Listing information last updated on June 16th, 2025 at 12:47pm MDT