

## \$539,000 - 70 Rue Montalet, Beaumont

MLS® #E4448981

**\$539,000**

4 Bedroom, 3.5 Bathroom, 1,882 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to this spacious 1,880 sq ft 2-storey home in family-friendly Beaumont! Featuring 4 bedrooms, 3.5 baths, a double attached garage, and a fully finished basement, this home offers plenty of space for a growing family. The bright showstopping great room boasts floor-to-ceiling windows and soaring ceilings, anchored by a cozy gas fireplace. The kitchen includes newer black stainless steel appliances and opens to a huge back deck—perfect for BBQs and outdoor fun. Main floor laundry. upstairs are 3 great size bedrooms with the master having a jacuzzi tub! The basement has a huge rec room, 4th bedroom and full bath. Low-maintenance front yard means less shoveling in winter! Located just minutes from parks, schools, playgrounds, and walking trails, with quick access to Edmonton and the airport. A fantastic family home in a vibrant community!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448981  |
| Price      | \$539,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,882                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 70 Rue Montalet |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 0C5         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached         |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                            |
| Stories           | 3                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

Date Listed                July 21st, 2025  
Days on Market        30  
Zoning                    Zone 82

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