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

MLS® #E4448981

#### \$539,000

4 Bedroom, 3.50 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 bight 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 deckâ€"perfect for BBQs and outdoor fun. Main floor laundry. upstairs are 3 gret 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

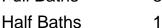
### **Essential Information**

MLS® # E4448981 Price \$539,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3









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 5

Zoning Zone 82

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