

\$539,900 - 84 Rue Moreau, Beaumont

MLS® #E4463467

\$539,900

4 Bedroom, 3.00 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This one comes FULLY LOADED! Everything you want at a price that you can afford! This renovated home is perched on a huge lot in a key hole crescent in family friendly Montalet. Boasting almost 2500 sqft of living space, expect to be impressed, enter into the vaulted main floor, renovated chef's kitchen with gorgeous wood cabinets, GRANITE counters, an oversized entertainers island, stainless appliances and corner pantry, all tied in perfectly to the wide plank hardwood flooring leading to the dining nook and living room with gas fireplace flanked by windows, Garden door to the massive fenced and landscaped back yard, 2 additional bedrooms, full 4 piece bath and office/flex area complete this level, up a few stairs to the secluded primary retreat with walk in closet and spa inspired ensuite with big corner soaker tub & glass shower, lower level developed with theatre space, a dry bar, a big bedroom and full bathroom. Central A/C, heated garage, new furnace, new microwave and stove and the list goes on!

Built in 2007

Essential Information

MLS® # E4463467

Price \$539,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,460
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	84 Rue Moreau
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V7

Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 24th, 2025

Days on Market 2

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 October 25th, 2025 at 11:17pm MDT