

## \$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

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 June 16th, 2025 at 12:17am MDT