

## \$527,500 - 61 Rue Monette, Beaumont

MLS® #E4460633

**\$527,500**

3 Bedroom, 2.50 Bathroom, 1,928 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

**Immediate Possession & Priced to SELL!**

Welcome home to this manicured 2-Storey with over 1900 Sqft in a quiet cul-de-sac in the family friendly community of Montalet featuring Air Conditioning and just steps away from parks, schools, playgrounds, shopping and access to the communities walking trails! An exceptional layout awaits as you enter the spacious front veranda welcoming you to the abundant entrance/front den flex space onto your bright and spacious main floor. An oversized great room focuses on your plentiful kitchen with lots of cupboards, island, corner pantry, and huge living room w/gas fireplace overlooking your large private backyard!

Upstairs is your master suite, 4pc ensuite (w/soaker tub), and huge wrap around walk-in closet, two additional large bedrooms and another 4pc bath. Recent upgrades include Newer Paint, New Shingles (2021), New HWT (2021), Vinyl Plank Flooring (2024), and New Dishwasher (2025) Truly a turn-key property in a great location with a gorgeous yard...View today!

Built in 2006

### Essential Information

MLS® # E4460633

Price \$527,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,928                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 61 Rue Monette |
| Area        | Beaumont       |
| Subdivision | Montalet       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1T2        |

### Amenities

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Front Porch, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Glass Door                                                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 28                |
| 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 31st, 2025 at 12:32pm MDT