

## \$524,500 - 7 Baie Madelene, Beaumont

MLS® #E4448615

**\$524,500**

3 Bedroom, 2.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This 2-story home located in a desirable cul-de-sac of Montalet. The open concept main floor has large south facing windows in the living room with a gas fireplace. The kitchen and dining area features custom cabinets, quartz countertops (installed 2020 with tile backsplash) with sink overlooking the living room and large eat-at island. Direct access from the dining area to the composite deck with custom pergola. The main level also includes a 2-pc powder room, laundry and entry to the double attached garage. Upstairs are 2 sizeable bedrooms, a 3-pc main bathroom and the large primary suite with a walk-in closet and 4-piece ensuite. Walking distance to Dansereau School (K-9) and Academie St.Andre (K-4). New furnace in 2014, hot water tank and sump pump in 2023.

Built in 2010

### Essential Information

MLS® #	E4448615
Price	\$524,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7 Baie Madelene
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	2 Outdoor Stalls, Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                12

Zoning                              Zone 82

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