

## \$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 bright 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 deck—perfect for BBQs and outdoor fun. Main floor laundry. upstairs are 3 great 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
Half Baths	1



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        9  
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 July 30th, 2025 at 3:02pm MDT