

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

MLS® #E4460633

## \$527,500

3 Bedroom, 3.00 Bathroom, 1,928 sqft

Single Family on 0.11 Acres

Montalet, Beaumont, Alberta

**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! (id:6289)

Built in 2006

## Essential Information

Listing #	E4460633
Price	\$527,500
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,928
Acres	0.11
Year Built	2006
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	61 Rue Monette
Subdivision	Montalet
City	Beaumont
Province	Alberta
Postal Code	T4X1T2

### Amenities

Amenities	Airport, Golf Course, Playground, Schools, Shopping, Vinyl Windows
Features	Cul-de-sac, No back lane, Closet Organizers, No Smoking Home
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Microwave, Refrigerator, Stove, Central Vacuum, Washer, Window Coverings, See remarks
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

### Listing Details

Listing Office	Royal LePage Noralta Real Estate
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