

## \$559,000 - 61 Rue Monette, Beaumont

MLS® #E4452982

**\$559,000**

3 Bedroom, 2.50 Bathroom, 1,928 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

QUICK POSSESSION, move in before the new school year! Welcome to this beautifully manicured and air conditioned 1927 Sqft 2-storey home in the family friendly community of Montalet featuring a prime cul-de-sac location just minutes from parks, schools, playgrounds, shopping and access to the communities walking trails! An exceptional layout awaits as you enter the spacious front veranda which welcomes 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 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!

Built in 2006

### Essential Information

MLS® # E4452982

Price \$559,000



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
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	August 14th, 2025
Days on Market	1
Zoning	Zone 82

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Listing information last updated on August 15th, 2025 at 3:17am MDT