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# $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  bight 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 deckâ€”perfect for BBQs and outdoor fun. Main floor laundry. upstairs are 3 gret 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 | 44 |
| Zoning | Zone 82 |

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Listing information last updated on September 2nd, 2025 at 10:47pm MDT