

## \$595,000 - 30 Rue Montalet, Beaumont

MLS® #E4441267

**\$595,000**

4 Bedroom, 3.50 Bathroom, 1,858 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Totally Renovated !!! New paint, flooring, appliances, counter tops, handles, lighting fixtures, deck, new shed, new fencing, new eaves, new blinds & bathrooms. This turnkey property is ready to go, nothing to do but move in! This fully finished 2 story home has 3+1 bedrooms, with the second & third bedrooms on the upper level having a playroom/study accessible by both bedrooms. New ensuite off master bedroom with double sinks, separate stand alone tub & shower, and a walk in closet. A 4 pce main bath finishes this level. Main level has a gas fireplace, kitchen with a new waterfall counter top, new appliances & a large walk in pantry. There is a walk in closet off the front door, laundry room, 1/2 bath & a generous size living room. Basement is wired for a theater room, with a 3 pce bath, a fourth bedroom, and a huge family room. Double attached garage, new shed in the backyard. This property is close to all amenities, walking distance to almost anything you might need!

Built in 2003

### Essential Information

MLS® #	E4441267
Price	\$595,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,858
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Rue Montalet
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1S8

### **Amenities**

Amenities	Deck, Front Porch
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
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 June 16th, 2025 at 3:17pm MDT