

\$527,500 - 61 Rue Monette, Beaumont

MLS® #E4460633

\$527,500

3 Bedroom, 2.50 Bathroom, 1,928 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

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!

Built in 2006

Essential Information

MLS® # E4460633

Price \$527,500



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, See Remarks
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	October 3rd, 2025
Days on Market	12
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 October 15th, 2025 at 3:02pm MDT