

## \$539,900 - 84 Rue Moreau, Beaumont

MLS® #E4463467

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This one comes FULLY LOADED! Everything you want at a price that you can afford! This renovated home is perched on a huge lot in a key hole crescent in family friendly Montalet. Boasting almost 2500 sqft of living space, expect to be impressed, enter into the vaulted main floor, renovated chef's kitchen with gorgeous wood cabinets, GRANITE counters, an oversized entertainers island, stainless appliances and corner pantry, all tied in perfectly to the wide plank hardwood flooring leading to the dining nook and living room with gas fireplace flanked by windows, Garden door to the massive fenced and landscaped back yard, 2 additional bedrooms, full 4 piece bath and office/flex area complete this level, up a few stairs to the secluded primary retreat with walk in closet and spa inspired ensuite with big corner soaker tub & glass shower, lower level developed with theatre space, a dry bar, a big bedroom and full bathroom. Central A/C, heated garage, new furnace, new microwave and stove and the list goes on!

Built in 2007

### Essential Information

MLS® # E4463467

Price \$539,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,460                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 84 Rue Moreau |
| Area        | Beaumont      |
| Subdivision | Montalet      |
| City        | Beaumont      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T4X 1V7       |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, Insulated             |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

Date Listed            October 24th, 2025

Days on Market      3

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 27th, 2025 at 8:47pm MDT