

## \$585,000 - 31 Rue Montalet, Beaumont

MLS® #E4431035

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,389 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Located in the family-friendly community of Montalet in Beaumont, this 2,388 sq ft two-storey home, offers the ideal blend of space and functionality. The open-concept main floor features a spacious kitchen with a large island, stainless steel appliances, and ample counter space, flowing into bright living and dining areas with large south-facing windows. A private main floor office provides the perfect spot for working from home or managing family schedules. Upstairs, you'll find three generously sized bedrooms and a versatile bonus room—great for a play area, study zone, or movie nights. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. Step outside to a sunny south-facing deck and fully fenced yard, perfect for outdoor play and relaxing evenings. Set in a quiet area near parks, schools, and trails, this home is designed with family living in mind.

Built in 2013

### Essential Information

MLS® #	E4431035
Price	\$585,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,389
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	31 Rue Montalet
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1T2

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 15th, 2025

Days on Market 19

Zoning Zone 82

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