

## \$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 | 8              |
| Zoning         | Zone 82        |

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Listing information last updated on June 17th, 2025 at 9:17am MDT