

## \$539,900 - 94 Rue Monette, Beaumont

MLS® #E4431752

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,738 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

A Beaumont Beauty! This home has been tastefully renovated, from top to bottom. The home features all new: lights (interior and exterior), new paint, new vinyl plank throughout, newer bathroom vanities, new hardware, new baseboards & casing, new butcher-block kitchen counters, an oversized hex clad sink & new backsplash (All 2024/2025). The main floor is open-concept and floods sunlight from the large, west windows. The second floor features an airy and sunny bonus room, all spacious bedrooms, and beautiful bathrooms. The primary bedroom features a walk-in closet. The basement is fully finished with a bedroom, bathroom and recreation space. The home's curb appeal has also been refreshed. The private backyard is beautiful and comes planted with: Tiger-eye trees that turn to red, orange and yellow in the fall, a rose bush, cedar trees & cedar bushes with a rock garden from all over Canada. The intimate gazebo will stay. Walking distance to 3 schools and amenities. Hot water tank (2022). Shingles (2025).



Built in 2004

### Essential Information

MLS® # E4431752

Price \$539,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,738                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 94 Rue Monette |
| Area        | Beaumont       |
| Subdivision | Montalet       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1T1        |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Gazebo, Parking-Extra |
| Parking   | Double Garage Attached      |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 82          |

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Listing information last updated on April 27th, 2025 at 9:02am MDT