

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

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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 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 can stay. Walking distance to 3 schools and amenities. 15 minute drive to airport. 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	12
Zoning	Zone 82

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