

## \$389,000 - 105 89 Rue Monette, Beaumont

MLS® #E4446535

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,768 sqft

Condo / Townhouse on 0.00 Acres

Montalet, Beaumont, AB

Beautiful end-unit townhome in the well-maintained Village at Beaumont! Enjoy your own private driveway, heated double garage, and central A/C for year-round comfort. The bright, open-concept layout features large windows, a cozy gas fireplace, and hardwood floors. The kitchen is perfect for entertaining with stainless steel appliances, granite raised eating bar, tile backsplash, and plenty of cabinet space. Upstairs, the vaulted bonus room is ideal for movie nights or a playroom. The king-sized primary suite includes a massive walk-in closet, jetted tub, and separate shower. Two more spacious bedrooms and a full bath complete the upper level. Say goodbye to snow shoveling and lawn care—maintenance is covered! Walk to Starbucks, restaurants, and groceries. Just move in and enjoy!

Built in 2007

### Essential Information

MLS® #	E4446535
Price	\$389,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,768



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	105 89 Rue Monette
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1T7

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                9  
Zoning                              Zone 82  
Condo Fee                        \$461

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