

## \$540,000 - 118 Rue Montalet, Beaumont

MLS® #E4461698

**\$540,000**

4 Bedroom, 3.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Located in the desirable community of Montalet, this WELL-KEPT 2-storey home sits on a LARGE CORNER LOT with a BIG BACKYARD and a TRIPLE ATTACHED GARAGE. The home has been FRESHLY PAINTED and features STAINLESS STEEL APPLIANCES on the main floor with an open-concept layout. Upstairs offers three bedrooms and two and a half bathrooms, including a primary with ensuite. The FULLY FINISHED BASEMENT adds a fourth bedroom, a FULL BATH and a rec space. Close to schools, parks, shopping and commuter routes, this move-in-ready property offers space, convenience and impressive parking.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461698  |
| Price          | \$540,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,390     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 118 Rue Montalet  |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0W3           |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas |
| Parking   | Triple Garage Attached                 |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplaces        | Glass Door                                                                                                                               |
| Stories           | 3                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Corner Lot, Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stone, Vinyl                                         |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 82            |

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Listing information last updated on October 15th, 2025 at 4:17am MDT