

\$539,000 - 70 Rue Montalet, Beaumont

MLS® #E4448981

\$539,000

4 Bedroom, 3.5 Bathroom, 1,882 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to this spacious 1,880 sq ft 2-storey home in family-friendly Beaumont! Featuring 4 bedrooms, 3.5 baths, a double attached garage, and a fully finished basement, this home offers plenty of space for a growing family. The bright showstopping great room boasts floor-to-ceiling windows and soaring ceilings, anchored by a cozy gas fireplace. The kitchen includes newer black stainless steel appliances and opens to a huge back deck—perfect for BBQs and outdoor fun. Main floor laundry. upstairs are 3 great size bedrooms with the master having a jacuzzi tub! The basement has a huge rec room, 4th bedroom and full bath. Low-maintenance front yard means less shoveling in winter! Located just minutes from parks, schools, playgrounds, and walking trails, with quick access to Edmonton and the airport. A fantastic family home in a vibrant community!

Built in 2007

Essential Information

MLS® #	E4448981
Price	\$539,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,882
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	70 Rue Montalet
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C5

Amenities

Amenities	Deck, Vacuum System-Roughed-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 21st, 2025
Days on Market 31
Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 21st, 2025 at 9:17am MDT