

## \$585,000 - 31 Rue Montalet, Beaumont

MLS® #E4431035

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,389 sqft

Single Family on 0.00 Acres

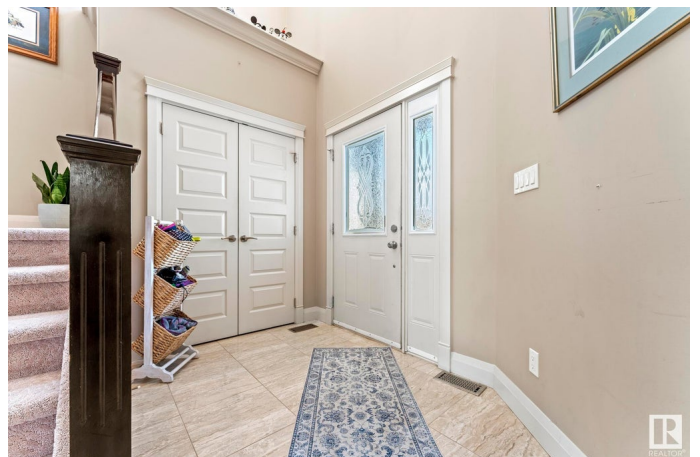
Montalet, Beaumont, AB

Located in the family-friendly community of Montalet in Beaumont, this 2,388 sq ft two-storey home, offers the ideal blend of space and functionality. The open-concept main floor features a spacious kitchen with a large island, stainless steel appliances, and ample counter space, flowing into bright living and dining areas with large south-facing windows. A private main floor office provides the perfect spot for working from home or managing family schedules. Upstairs, you'll find three generously sized bedrooms and a versatile bonus room—great for a play area, study zone, or movie nights. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. Step outside to a sunny south-facing deck and fully fenced yard, perfect for outdoor play and relaxing evenings. Set in a quiet area near parks, schools, and trails, this home is designed with family living in mind.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431035  |
| Price      | \$585,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,389                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 31 Rue Montalet |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 1T2         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 15th, 2025

Days on Market 16

Zoning Zone 82

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Listing information last updated on May 1st, 2025 at 3:02am MDT