

## **\$494,900 - 106 Rue Monique, Beaumont**

MLS® #E4452851

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to this well maintained LANDMARK BUILT single-family home, located in the community of Montalet in Beaumont! This spacious and inviting property offers a perfect blend of comfort, style, and modern convenience. Home offers 3 BEDROOMS, 2.5 BATH with almost 1500 sq.ft of above ground space. The OPEN-CONCEPT main floor features a MODERN KITCHEN with UPGRADED WHITE CABINETRY, countertop, and a large center island—perfect for hosting family and friends. The living room has a great size window that brings in abundance of natural light throughout. Convenient main floor laundry & a half bath completes this level. Upper level includes BONUS ROOM, 3 BEDROOMS and 2 FULL BATHS. Primary bedroom features WALK-IN-CLOSET & ENSUITE. This home has HIGH EFFICIENT HOT WATER TANK & FURNACE. Upgrades include: NEW CARPET on stairs, NEW FLOORING on UPPER LEVEL, FRESHLY PAINTED home, UPGRADED KITCHEN with 3 NEW STAINLESS STEEL APPLIANCES, BLACK FAUCET & DOUBLE BOWL DROP IN SINK, UPGRADED LIGHT FIXTURE IN DINING ROOM, etc.

Built in 2011

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4452851               |
| Price          | \$494,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,495                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 106 Rue Monique |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 0G3         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | On Street Parking, Deck, Front Porch |
| Parking   | Double Garage Attached, Over Sized   |

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 79                |
| Zoning         | Zone 82           |

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Listing information last updated on November 1st, 2025 at 1:47pm MDT