

\$539,900 - 94 Rue Monette, Beaumont

MLS® #E4431752

\$539,900

4 Bedroom, 3.50 Bathroom, 1,738 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

A Beaumont Beauty! This home has been tastefully renovated, from top to bottom. The home features all new: lights (interior and exterior), new paint, new vinyl plank throughout, newer bathroom vanities, new hardware, new baseboards & casing, new butcher-block kitchen counters, an oversized hex clad sink & new backsplash (All 2024/2025). The main floor is open-concept and floods sunlight from the large, west windows. The second floor features an airy and sunny bonus room, all spacious bedrooms, and beautiful bathrooms. The primary bedroom features a walk-in closet. The basement is fully finished with a bedroom, bathroom and recreation space. The private backyard is beautiful and comes planted with: Tiger-eye trees that turn to red, orange and yellow in the fall, a rose bush, cedar trees & cedar bushes with a rock garden from all over Canada. The intimate gazebo can stay. Walking distance to 3 schools and amenities. 15 minute drive to airport. Hot water tank (2022). Shingles (2025).



Built in 2004

Essential Information

MLS® # E4431752

Price \$539,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,738
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	94 Rue Monette
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1T1

Amenities

Amenities	Deck, Gazebo, Parking-Extra
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
Days on Market	13
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 May 1st, 2025 at 6:02pm MDT