

## \$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	1
Zoning	Zone 82

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