

\$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 15

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 April 30th, 2025 at 11:47am MDT