

## **\$499,900 - 106 Rue Monique, Beaumont**

MLS® #E4452851

### **\$499,900**

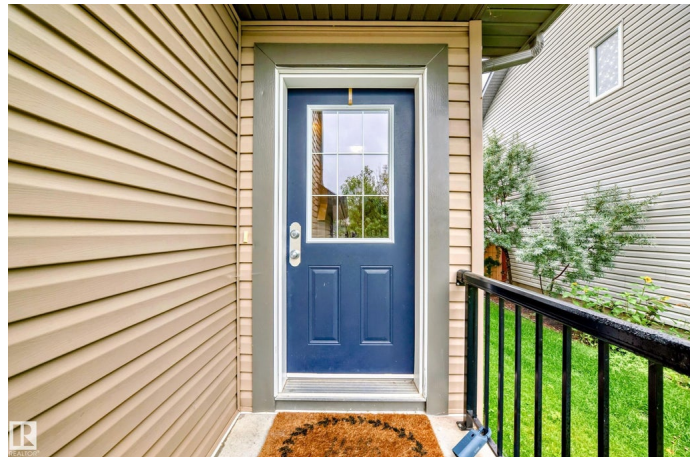
3 Bedroom, 2.50 Bathroom, 1,495 sqft  
Single Family on 0.00 Acres

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	\$499,900
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	9
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 August 23rd, 2025 at 4:02pm MDT