

\$350,000 - 119 89 Rue Monette, Beaumont

MLS® #E4426595

\$350,000

3 Bedroom, 2.50 Bathroom, 1,561 sqft
Condo / Townhouse on 0.00 Acres

Montalet, Beaumont, AB

Enjoy a maintenance-free lifestyle with year-round snow removal & lawn care, giving you more time for what matters most. The Village at Beaumont is just steps from shopping, cafÃ©s, & restaurants, with quick access to the Henday, the airport, & golf. Step inside this beautifully maintained Home2Love & experience the open floor plan, featuring a spacious living area with a cozy fireplace. The eat-in kitchen boasts a granite breakfast bar & a dedicated dining area, perfect for entertaining. Step out onto your private deck, fire up the BBQ, & unwindâ€™no rear neighbors for added privacy! Upstairs, the king-sized primary suite offers a large walk-in closet & a private ensuite. Two additional bedrooms are generously sized & include custom closet organizers. Completing the upper level is another full bathroom & a convenient laundry area. Proudly maintained by the original owners, brand-new furnace (2025) & hot water tank (2020) Undeveloped basement offers endless possibilities to create even more space!



Built in 2007

Essential Information

MLS® #	E4426595
Price	\$350,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	119 89 Rue Monette
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1T7

Amenities

Amenities	Deck, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 20th, 2025
Days on Market 22
Zoning Zone 82
Condo Fee \$461

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