

## \$569,000 - 66 Rue Madelene, Beaumont

MLS® #E4428722

**\$569,000**

3 Bedroom, 3.50 Bathroom, 1,979 sqft  
Single Family on 0.00 Acres

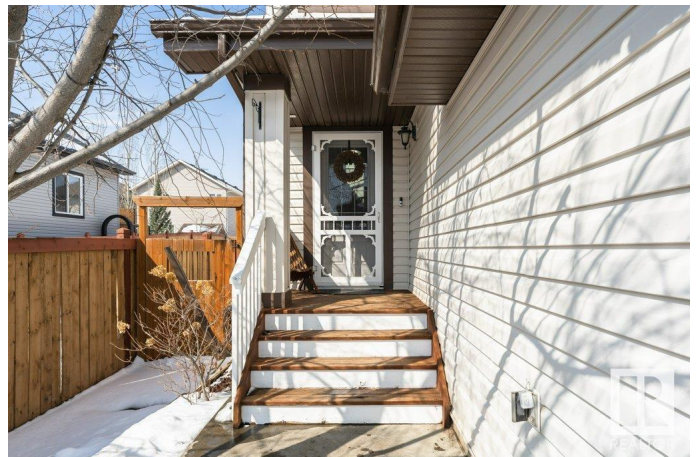
Montalet, Beaumont, AB

Looking for a well maintained, MOVE IN READY HOME? Look no further! Wonderful 2 storey home with double attached garage & fully finished basement, perfectly located on a quiet street in Beaumont's Montalet community. Main floor features hardwood floors with spacious kitchen, centerpiece island, living room with cozy gas fireplace & walk through pantry. Upstairs offers three bedrooms, 2 full baths & bonus room. Great space for movie nights, kids play area or a study space. Primary bedroom is a perfect retreat with large HIS & HER closets plus ensuite with walk in shower & soaker tub. Basement is fully finished with additional full bathroom, large rec room with wired in speakers & wet bar. Backyard has deck with pressure treated wood & composite decking tiles. Pergola with eating bar is a nice touch to enjoy summer. Home has been well maintained over the years with any necessary repairs completed. Furnace replaced 2021, newer central A/C. Wonderful location close to schools, parks & walking trails.

Built in 2010

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428722  |
| Price  | \$569,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,979                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 66 Rue Madelene |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 0E9         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Wet Bar, Vacuum System-Roughed-In |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

Elementary      École Dansereau Meadows

### **Additional Information**

Date Listed      April 3rd, 2025

Days on Market    8

Zoning            Zone 82

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Listing information last updated on April 11th, 2025 at 2:18pm MDT