

Courtesy Of Ken J Healey Of RE/MAX Elite

# \$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 14  
Zoning Zone 82  
Condo Fee \$461

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Listing information last updated on April 3rd, 2025 at 12:47am MDT