

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

MLS® #E4428722

**\$569,000**

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

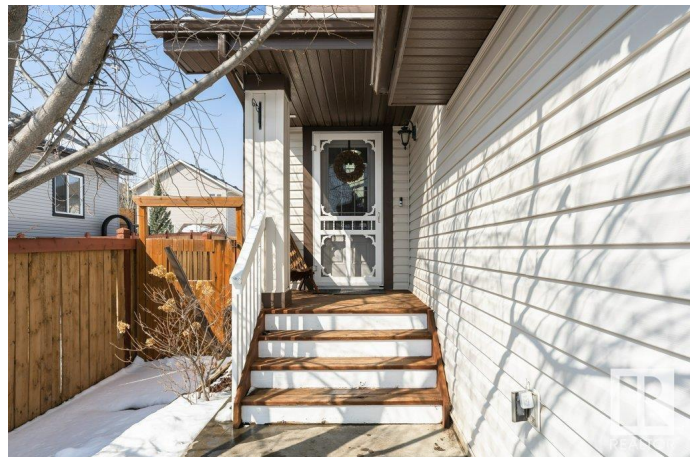
Montalet, Beaumont, AB

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    1

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 4th, 2025 at 7:32pm MDT