

Courtesy Of Joe Tolvay Of Exp Realty

# \$379,900 - 114 89 Rue Monette, Beaumont

MLS® #E4429077

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,635 sqft  
Condo / Townhouse on 0.00 Acres

Montalet, Beaumont, AB

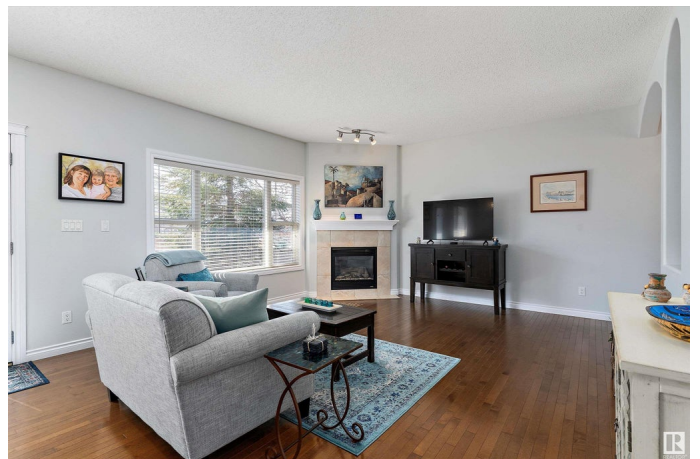
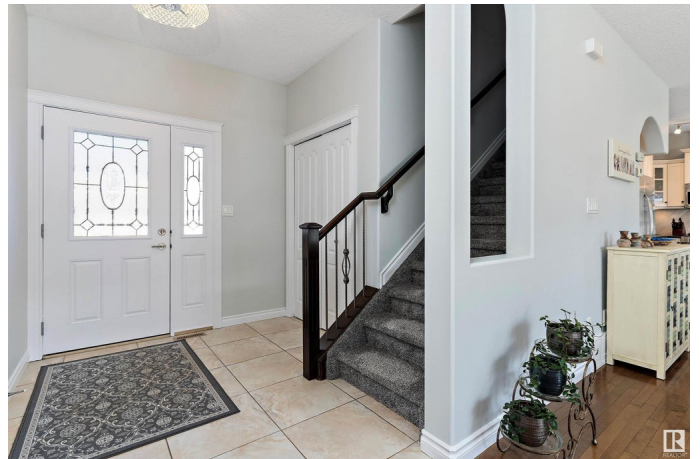
Build Your Legacy! This stunning executive-style townhome offers modern upgrades and over 1600 sqft of thoughtfully designed living space. Freshly painted throughout, step into a bright, open floor plan with 9 ft. ceilings, hardwood floors, and a cozy corner fireplace. Featuring brand new solid surface countertops and a new stove, the kitchen has a central island, a pantry, and a dining area with a garden door that leads to your private, south-facing deck. Upstairs has all brand new carpet, a primary retreat with a walk-in closet and 4pc ensuite, two additional bedrooms, shared bath as well as convenient upstairs laundry which features a brand new washer and dryer. The double attached garage is insulated and drywalled. The basement is unfinished but not untouched thanks to a brand new furnace. The Village at Beaumont is in a prime location near shopping, dining, parks, trails, and easy access to everything Beaumont has to offer. Make this house the last one you see and the next one you call "home".

Built in 2007

## Essential Information

MLS® # E4429077

Price \$379,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	114 89 Rue Monette
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1T7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Front Porch, No Animal Home, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 13

Zoning Zone 82

Condo Fee \$461

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 17th, 2025 at 6:17am MDT