

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

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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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Listing information last updated on April 11th, 2025 at 3:32pm MDT