

## \$699,900 - 100 Rue Monette, Beaumont

MLS® #E4454476

**\$699,900**

4 Bedroom, 2.50 Bathroom, 2,502 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to this thoughtfully designed, custom-built home that is sure to exceed your expectations in design, functionality, and craftsmanship. Situated on a spacious regular corner lot, this property offers an abundance of outdoor space and additional windows on both sides, filling the home with natural light – a rare find in Beaumont! This home features: 4 bedrooms & 2.5 bathrooms A spice kitchen plus an extended main kitchen A stunning open-to-above living room Side entrance to an unfinished basement, offering potential for future development with three windows in the basement. A full-width deck at the back, perfect for summer gatherings Upstairs you’ll find a bonus room with a bar – an ideal spot for movie nights or entertaining. The luxurious primary bedroom includes a 5-piece ensuite, complemented by 3 additional bedrooms, a shared bathroom, and a convenient upper-level laundry room. Additional highlights include an oversized garage with a drain, man door, and extra storage space.

Built in 2025

### Essential Information

MLS® # E4454476

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,502                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 100 Rue Monette |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 1S8         |

### Amenities

|           |                                                                                                                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Television Connection, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, 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, Asphalt

Exterior Features      Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Level Land, Playground Nearby, Schools, Shopping Nearby, Partially Fenced

Roof                              Asphalt Shingles

Construction              Wood, Asphalt

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 23rd, 2025

Days on Market        55

Zoning                        Zone 82

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Listing information last updated on October 17th, 2025 at 8:02am MDT