

\$519,900 - 120 Rue Madelene, Beaumont

MLS® #E4449956

\$519,900

3 Bedroom, 2.50 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

PREPARE TO BE IMPRESSED with this LANDMARK BUILT 2 STOREY THAT BACKS THE WALKING TRAIL, with just a FEW QUICK STEPS TO COLE DANSEREAU & ACADÉMIE SAINT-ANDRÉ in ESTABLISHED MONTALET! A SPACIOUS ENTRANCE WITH BUILT IN BENCH greets your guests. TILE & HARDWOOD lead to the CHEF'S KITCHEN with CABINETRY SPANNING TO THE CEILING, GORGEOUS GRANITE, PANTRY, & EXPANSIVE ISLAND. The kitchen opens to the GENEROUS DINING AND LIVING AREAS that are WRAPPED IN WINDOWS. Upstairs, the BIG BONUS ROOM is completely INDEPENDENT OF THE BEDROOMS. Retreat in the KING PRIMARY with WALK IN CLOSET and SPA ENSUITE with CORNER RELAXATION TUB. EVERY BEDROOM is SPACIOUS. The NEARLY FINISHED BASEMENT with 4TH BDRM is ready for your final selections. Enjoy a morning coffee on the MASSIVE DECK that overlooks the LARGE FENCED YARD, which is an OASIS FOR YOUR PETS & KIDS to run and play! Your vehicles will love the ATTACHED GARAGE with STORAGE. A DELIGHTFUL BLEND of SPACE, PRIVACY, and LOCATION. It is time to LOVE WHERE YOU LIVE!

Built in 2011



Essential Information

MLS® #	E4449956
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,755
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	120 Rue Madelene
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0E8

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	École Dansereau
Middle	École Dansereau

Additional Information

Date Listed	July 27th, 2025
Zoning	Zone 82

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