

## \$549,900 - 137 Rue Montalet, Beaumont

MLS® #E4442467

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,874 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Welcome to Dansereau Meadows – The Perfect Family Home! Ideally located steps away from school this beautifully crafted Home2Love by Caliber Homes offers style, space, and functionality. Step into the impressive open-to-above foyer and living room, where a soaring wall of windows fills the space with natural light. Freshly painted throughout, the home feels clean, modern and move-in ready. The modern kitchen features granite countertops, stainless steel appliances, pantry, and a spacious dining area – perfect for creating meals and memories. Upstairs, the king-sized primary suite includes a stylish barn door leading to a large walk-in closet and private ensuite. Two more generous bedrooms, a full bath, and upper-floor laundry provide convenience and comfort for the whole family. The basement is framed for a 4th bedroom and ready for future development with subfloor already in place. Additional highlights include a double attached garage, extended driveway and oversized deck with glass railing.

Built in 2013

### Essential Information

MLS® # E4442467

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,874                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 137 Rue Montalet  |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0W3           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Masonry   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, |

Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 82         |

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Listing information last updated on June 15th, 2025 at 7:32am MDT