

## \$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 |
|----------|--------------------|

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 |
| Days on Market | 5               |
| Zoning         | Zone 82         |

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Listing information last updated on August 1st, 2025 at 12:33pm MDT