# \$549,900 - 5 Baie Madelene, Beaumont

MLS® #E4434735

## \$549.900

4 Bedroom, 3.50 Bathroom, 1,780 sqft Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to this beautifully designed 4-bedroom, 4-bath home nestled in a desired cul de sac in Montelet! Bathed in natural light, this spacious property offers a harmonious blend of comfort, style, and functionality. Expansive windows frame a lush landscape, creating an inviting atmosphere throughout. The open concept living dining area's are a chef's dream. The kitchen boasts updated appliances and lighting, a corner pantry, and south facing windows. To complete the main floor is a living space, den, 2 pce bath and laundry/mudroom. Upstairs you will find the spacious primary suite with a 5 pce ensuite, +two additional bedrooms and a 4 pce bath. The fully developed basement (done by builder of home) offers a living area with gas fireplace, an additional bedroom and 4 pce bath. The south facing backyard is a gardeners dream, with large deck + raised garden beds. Montelet is a family focused neighbourhood, surrounded by walking trails, ponds, schools and all amenities. Move in and **ENJOY** today!



Built in 2009

#### **Essential Information**

MLS® # E4434735 Price \$549,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,780

Acres 0.00

Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 5 Baie Madelene

Area Beaumont
Subdivision Montalet
City Beaumont
County ALBERTA

Province AB

Postal Code T4X 0E8

# **Amenities**

Amenities Ceiling 10 ft., Ceiling 9 ft., H

Gas BBQ Hookup

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, G

Stove-Electric, Washer, See

Wall Mount

Heating Forced Air-1, Natural Gas

Fireplace Yes

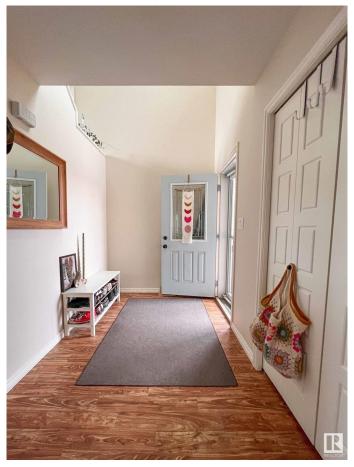
Fireplaces Wall Mount

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**





Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Ecole Dansereau Meadows

Middle Ecole Dansereau Meadows

High Ecole Secondaire

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 48

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 4:03pm MDT