

Courtesy Of Dave Tarrant Of Century 21 Leading

## **\$529,000 - 109 Rue Moreau, Beaumont**

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MLS® #E4465612

**\$529,000**

4 Bedroom, 2.50 Bathroom, 1,902 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome Home! This beautifully cared for 4 bed, 2 1/2 bath family home is priced to sell and is MOVE IN ready. Located in the safe and friendly community of Montalet but just a short walk to coffee shops, shopping, banks and more, you do really have it all. Your guests are greeted by the covered porch and a spacious entry. The main floor is open & bright with natural light and very welcoming. The chef will love the updated counter tops, newer appliances, corner pantry and expansive island as they prepare meals in the kitchen. All the bedrooms are spacious and the primary features a walk-in closet and a "spa like" en-suite where you can truly relax as you unwind in the soaker tub. The bonus room has a cozy gas fireplace & is completely independent from the bedrooms. You have comfort and energy savings year round with the A/C, furnace, hot water heater, newer shingles & insulated garage. Outside is an oasis for pets and kids safe & secure in the fenced back yard with HUGE deck. You will LOVE living here!

Built in 2004

### **Essential Information**

MLS® #                    E4465612

Price                      \$529,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,902                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 109 Rue Moreau |
| Area        | Beaumont       |
| Subdivision | Montalet       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1T1        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Corner, Tile Surround                                                                                                                           |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                        |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Fenced, Schools, Shopping M |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 82             |

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Listing information last updated on November 20th, 2025 at 4:47pm MST