

Courtesy Of Dave Tarrant Of Century 21 Leading

\$540,000 - 109 Rue Moreau, Beaumont

MLS® #E4465612

\$540,000

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 \$540,000



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
Zoning	Zone 82

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