

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

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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	60
Zoning	Zone 82

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Listing information last updated on July 5th, 2025 at 4:17pm MDT