

\$398,000 - 173 Rue Monique, Beaumont

MLS® #E4462101

\$398,000

4 Bedroom, 3.50 Bathroom, 1,373 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Fantastic starter level home that is move in ready. 4 total bedrooms, 4 bathrooms, fully finished basement, attached garage. Large open main floor with dark hardwood flooring throughout. Kitchen boasts granite counters, tiled backsplash, new dishwasher/microwave hoodfan, and an island great for entertaining. Walk through pantry makes it easy for unloading groceries. Also added convenience of main floor laundry. Upstairs features 3 good sized bedrooms, including a primary with walk in closet and 4 piece ensuite. Basement is fully finished with a bonus living space, oversized bedroom, AND another 3 piece bathroom. West facing backyard with deck, patio stones for seating area, and fully fenced. Walking trail behind; so much more private backyard than is typical for a multi family area. Everything you need - all that is left is move in and enjoy!

Built in 2010

Essential Information

MLS® #	E4462101
Price	\$398,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,373
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	173 Rue Monique
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A1

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 15th, 2025

Days on Market 10

Zoning Zone 82

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