

## \$534,900 - 137 Rue Montalet, Beaumont

MLS® #E4442467

**\$534,900**

3 Bedroom, 2.50 Bathroom, 1,874 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Welcome to Dansereau Meadows – The Perfect Family Home! Ideally located steps away from school this beautifully crafted Home2Love by Caliber Homes offers style, space, and functionality. Step into the impressive open-to-above foyer and living room, where a soaring wall of windows fills the space with natural light. Freshly painted throughout, the home feels clean, modern and move-in ready. The modern kitchen features granite countertops, stainless steel appliances, pantry, and a spacious dining area – perfect for creating meals and memories. Upstairs, the king-sized primary suite includes a stylish barn door leading to a large walk-in closet and private ensuite. Two more generous bedrooms, a full bath, and upper-floor laundry provide convenience and comfort for the whole family. The basement is framed for a 4th bedroom and ready for future development with subfloor already in place. Additional highlights include a double attached garage, extended driveway and oversized deck with glass railing.

Built in 2013

### Essential Information

MLS® # E4442467

Price \$534,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,874
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	137 Rue Montalet
Area	Beaumont
Subdivision	Dansereau Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0W3

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Masonry
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	28
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 July 12th, 2025 at 11:17am MDT