

## \$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 | T4Z 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      5

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 October 20th, 2025 at 8:02am MDT