

## \$524,500 - 7 Baie Madelene, Beaumont

MLS® #E4448615

### \$524,500

3 Bedroom, 2.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This 2-story home located in a desirable cul-de-sac of Montalet. The open concept main floor has large south facing windows in the living room with a gas fireplace. The kitchen and dining area features custom cabinets, quartz countertops (installed 2020 with tile backsplash) with sink overlooking the living room and large eat-at island. Direct access from the dining area to the composite deck with custom pergola. The main level also includes a 2-pc powder room, laundry and entry to the double attached garage. Upstairs are 2 sizeable bedrooms, a 3-pc main bathroom and the large primary suite with a walk-in closet and 4-piece ensuite. Walking distance to Dansereau School (K-9) and Academie St.Andre (K-4). New furnace in 2014, hot water tank and sump pump in 2023.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448615  |
| Price          | \$524,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,632     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7 Baie Madelene |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 0E8         |

### Amenities

|           |                                                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Double Garage Attached                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Fireplace         | Yes                                                                                                                                               |
| Fireplaces        | Glass Door, Heatilator/Fan, Tile Surround                                                                                                         |
| Stories           | 2                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                  |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                19

Zoning                              Zone 82

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Listing information last updated on August 6th, 2025 at 4:17am MDT