

## **\$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<br>Gas BBQ Hookup |
| Parking   | Double Garage Attached                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Stove-Electric, Washer, See<br>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 | 42            |
| Zoning         | Zone 82       |

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Listing information last updated on June 17th, 2025 at 7:17am MDT