

\$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 16

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 August 3rd, 2025 at 1:32pm MDT