

\$735,000 - 78 Rue Moreau, Beaumont

MLS® #E4454117

\$735,000

3 Bedroom, 2.50 Bathroom, 2,730 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Stunning original-owner executive home in Montalet! This 3 bdrm, 2.5 bath home sits on a 1/4 acre+ pie lot backing green space in a private cul-de-sac. With over 2,700 sq. ft. and numerous upgrades, it's a must-see. The open main floor offers a living rm with fireplace, granite kitchen with breakfast nook, versatile dining flex area, office, laundry/mudroom, and half bath. Recent updates include new carpet, AC5 commercial grade vinyl plank flooring, fresh paint, and modern lighting. The massive backyard retreat is fully fenced with maintenance-free vinyl, a huge 2-tier deck with gazebo, and a hot tub. Upstairs features a large bonus room, 2 large bdrms, and 4pc bath. The showstopping primary suite boasts a fireplace, reading nook, private balcony, spa-inspired ensuite with soaker tub, dbl vanity, oversized shower & custom walk-in closet. This property combines luxury, privacy & modern living in a prime location on an unbeatable lot within walking distance to a K-9 School!



Built in 2007

Essential Information

MLS® #	E4454117
Price	\$735,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,730
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	78 Rue Moreau
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V7

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Dog Run-Fenced In, Gazebo, Hot Tub, No Smoking Home, Parking-Extra, Patio, Vinyl Windows
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	32
Zoning	Zone 82

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