

## \$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!

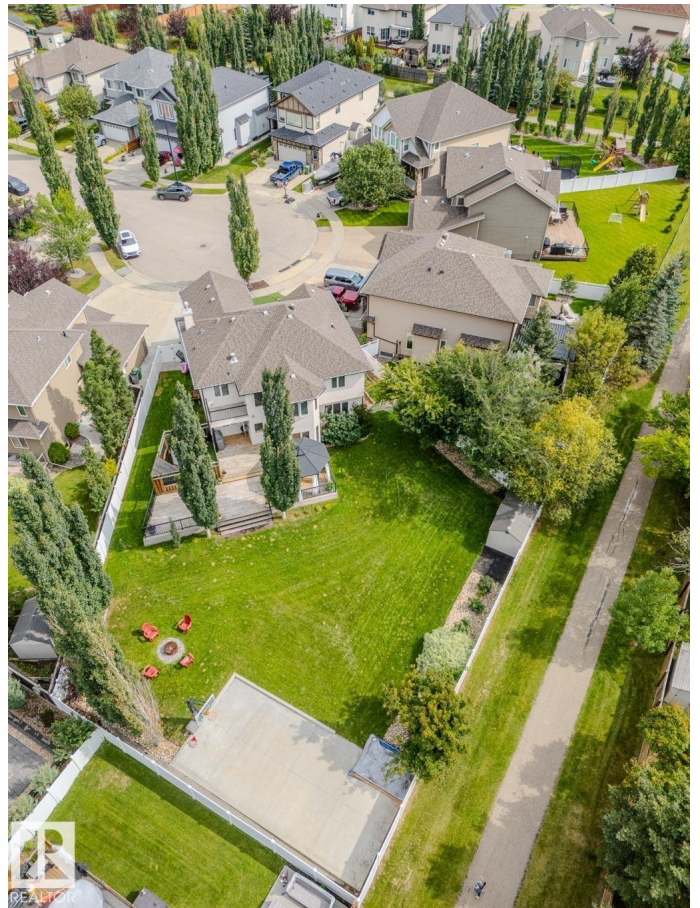
Built in 2007

### 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 | 28                |
| Zoning         | Zone 82           |



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Listing information last updated on September 18th, 2025 at 12:17pm MDT