



## Beaumont Alberta

\$450,000

Experience the perfect blend of space & modern updates in this charming half-duplex, perfectly situated in Montalet. This family-oriented community is steps away from Beaumont's signature ponds, parks, scenic walking trails, shopping and schools. Peace of mind comes standard with a new roof (2025), hot water tank (2024), and newer central A/C to keep you cool all summer. Main Floor Living: Gleaming hardwoods flow through an open-concept layout. The kitchen features a convenient walk-through pantry leading to main floor laundry. Upper level boasts 3 bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite, plus a second 4-piece bath. A fully finished basement offers a versatile rec room, while the double attached garage provides ample storage. Unbeatable Lot: Relax on your back deck overlooking a massive, pie-shaped yard with no neighbors behind--a rare find! This move-in-ready gem offers privacy, convenience, and value. Your Beaumont lifestyle starts here! (id:6769)

Family room Measurements not available

Living room 3.65 m X 4.27 m

Dining room 2.77 m X 3.23 m

Kitchen 3.09 m X 3.98 m

Laundry room 2.3 m X 2.65 m

Primary Bedroom 3.67 m X 3.37 m

Bedroom 2 2.8 m X 2.79 m

Bedroom 3 2.81 m X 3.61 m

Listing Presented By:



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