

## \$549,000 - 130 Rue Marquet, Beaumont

MLS® #E4457344

**\$549,000**

4 Bedroom, 3.50 Bathroom, 1,786 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to this beautifully finished 4-bedroom, 4-bathroom 2-storey home that offers comfort, style, and space for the whole family. The upgraded kitchen features newer stainless steel appliances, a walk-in pantry, and modern finishes, opening into a bright living room with soaring ceilings. The main floor also includes a convenient mudroom/laundry area, a 2-piece bath, and a spacious dining area that flows seamlessly to the backyard—complete with a two-tier concrete patio and gazebo, perfect for outdoor entertaining. Upstairs, you'll find a king-sized primary suite with a walk-in closet and a spa-inspired 5-piece ensuite, plus two additional bedrooms and a versatile flex space. The fully finished basement adds a fourth bedroom, full bathroom, generous storage, and a cozy family room ideal for movie nights. With a double attached garage, central A/C, no rear neighbours, and located on a family-friendly street near amenities and a “9 school”—this home truly has it all!

Built in 2007

### Essential Information

MLS® # E4457344

Price \$549,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,786                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 130 Rue Marquet |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 1W3         |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Front Porch, Gazebo, No Smoking Home, Patio, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                                                                   |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                          |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 82              |

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Listing information last updated on September 16th, 2025 at 7:47pm MDT