

## \$494,000 - 133 Rue Marquet, Beaumont

MLS® #E4458204

**\$494,000**

3 Bedroom, 2.50 Bathroom, 1,861 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to this beautifully maintained two-story family home located on a quiet street, just steps from scenic walking trails and top-rated schools. Featuring three spacious bedrooms upstairs, including a private primary suite with a full ensuite bath, and a total of 2.5 bathrooms, this home blends comfort and function for today's family lifestyle. The upper level also boasts a huge bonus room with vaulted ceilings and an abundance of natural light streaming through its large windows – the perfect spot for relaxing or entertaining. On the main floor, you'll find a versatile office/den, ideal for working from home or a quiet study space. Recent upgrades include a new hot water tank (2025), new shingles (2024), and a freshly surfaced deck (2025), making this home move-in ready. Outside, enjoy a large backyard with plenty of room for play, gardening, or summer gatherings. Don't miss your chance to own this well-appointed home in a family-friendly neighbourhood!

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4458204  |
| Price    | \$494,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,861                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 133 Rue Marquet |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 1W3         |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Schools |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ecole Dansereau/St.Andre  
Middle                            Ecole Dansereau  
High                                Beaumont Composite

**Additional Information**

Date Listed                      September 17th, 2025  
Days on Market                49  
Zoning                            Zone 82

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