

## **\$850,000 - 110 Rue Marseille, Beaumont**

MLS® #E4443074

**\$850,000**

5 Bedroom, 3.50 Bathroom, 2,657 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

SPECTACULAR home features 5 bdrms, 3.5 baths & OUTDOOR POOL in beautiful Montalet, Beaumont! EXCEPTIONAL LOCATION, backing onto green space, meticulous landscaping, fenced pie lot, nestled in exclusive Cul-De-Sac. Built by Silvercrest Homes by original owners, this home features 3855sqft of livable space on 3 complete levels. Finished with distinction & showcases great architectural elements throughout; soaring ceilings, pillared archways, oversized windows, banister glass inserts & feature wall gas fireplace. Welcoming foyer transitions to main level GREAT ROOM w/enchanting kitchen flaunting upscale SS appliances, corner pantry, to-ceiling cabinetry, centre island & dble garden doors access to backyard OASIS! Soak in the summer sun in your private pool w/2 fountains & automatic pool cover. Leisure at bay on the stoned patio surrounded by raised gardens. Lots of storage too! 3 sheds each w/power! Garage has side man-door & hot/cold taps. Recent updates, HWT, shingles, upper carpet & some appliances.

Built in 2006

### **Essential Information**

MLS® # E4443074

Price \$850,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,657
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	110 Rue Marseille
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1W1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Patio, Pool-Outdoor, Television Connection, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Window Coverings, Dryer-Two, Washers-Two, Pool Equipment, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	École Dansereau Meadows
Middle	École Bellevue School
High	École Secondaire Beaumont

## Additional Information

Date Listed	June 19th, 2025
Days on Market	14
Zoning	Zone 82

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