

## \$555,000 - 114 Pointe Marsan, Beaumont

MLS® #E4426171

### \$555,000

4 Bedroom, 3.50 Bathroom, 1,975 sqft  
Single Family on 0.00 Acres

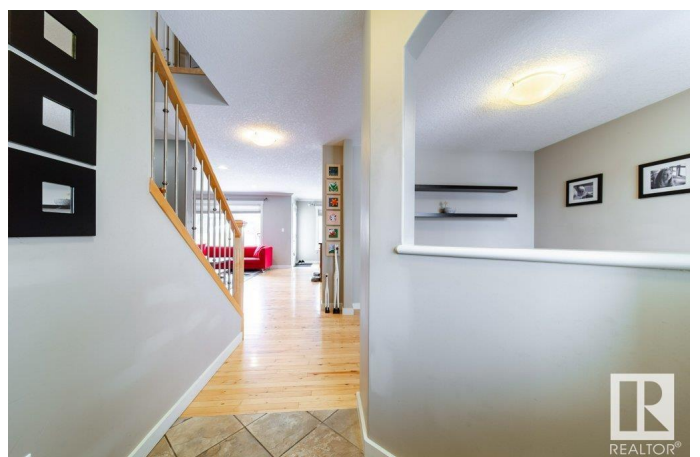
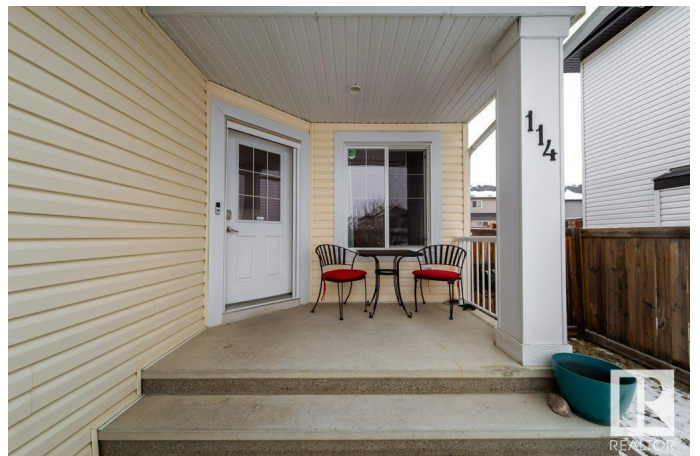
Montalet, Beaumont, AB

Beaumont Beauty! 2 Storey 1974 SQFT home situated in a cul-de-sac in desirable Montalet subdivision. Total of 4 bedrooms and 4 bathrooms. Hardwood floors grace the main level which features granite countertops in the kitchen and a cozy gas fireplace in the living room, and office/dining area off the front entrance. The upper level offers a bright, south facing family/bonus room, bedrooms 2 and 3, 4 pce main bath, a large primary suite with a 5 pce ensuite, and upper level laundry. The basement is fully developed with a rec room, additional bedroom and 3 pce bath. Double attached garage, fenced yard and walking distance to schools. Welcome home!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4426171      |
| Price          | \$555,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,975         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 114 Pointe Marsan |
| Area        | Beaumont          |
| Subdivision | Montalet          |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0A2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Cul-De-Sac, Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 82          |

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Listing information last updated on April 6th, 2025 at 9:17am MDT