

## **\$814,900 - 110 Rue Marseille, Beaumont**

MLS® #E4443074

**\$814,900**

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 \$814,900



|                |                        |
|----------------|------------------------|
| 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 | 45              |
| Zoning         | Zone 82         |

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Listing information last updated on August 3rd, 2025 at 11:02am MDT