

\$624,900 - 164 Rue Masson, Beaumont

MLS® #E4443317

\$624,900

5 Bedroom, 3.50 Bathroom, 2,054 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This is a home to love for years to come. Original owners chose the perfect South-facing lot—a private yard & LOW MAINTENANCE DECK overlooking the park & pond, ideal for enjoying sunsets. A welcoming entry leads to a large closet & HICKORY HARDWOOD flooring (2021). Front office at the entry. The gas fireplace shines in the open living area, alongside a flexible dining space to host large family gatherings. The kitchen features a central island, generous cabinetry, induction stove, built-in oven. Walk-through pantry to garage landing, shoe closet & 2-pce bath. Upstairs: large & bright bonus room, upper laundry & 3 bedrooms. One bedroom features a huge walk-in closet, another enjoys pond views. The primary suite is bright, with walk-in closet & an ensuite oasis—jacuzzi tub, updated large tile shower & vanity space. The fully finished basement includes SOUNDPROOF rockwall, GRANITE WET BAR, full fridge, dishwasher, TWO MORE BEDROOMS & electric fireplace feature. A/C. Beautifully done—call this one home!

Built in 2006

Essential Information

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Price \$624,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,054
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	164 Rue Masson
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1W2

Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Built-In, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Dishwasher-Two, Stove-Countertop Inductn, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Dansereau Meadows
Middle	Ecole J.E. Lapointe
High	Ecole Beaumont Composite

Additional Information

Date Listed	June 19th, 2025
Days on Market	5
Zoning	Zone 82

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