

## \$527,500 - 102 Pointe Marsan, Beaumont

MLS® #E4436271

**\$527,500**

3 Bedroom, 2.50 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

LOCATION, LOCATION, LOCATION! Set your sites on this attractive HOME-2-LOVE in beautiful Montalet, Beaumont. A family friendly community full of French charm, surrounded by ponds, trails, parks, great schools & shopping center. Situated on a professionally landscaped, fenced & manicured corner lot w/ amazing pond views in the back yard. Plus, entertain all summer long on delightful deck & watch your perennial garden bloom.

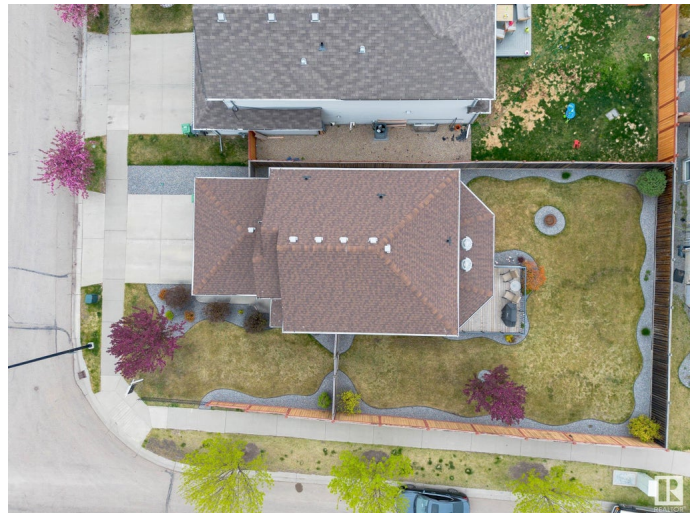
Constructed by Caliber Master Builder, this home is crafted with distinction. Features 3 bedrooms, 2.5 baths & convenient walk-thru laundry room to attached dble garage. Adorned w/ rich dark trim & interior doors, desired neutral tones throughout, corner stone gas F/P w/mantel & central A/C. Great room is anchored by chef's kitchen showcasing eat-on centre island, granite countertops, espresso maple cabinetry, SS appliances & trendy solar windows for array of natural light. Spacious owner's suite w/private 4 pc ensuite & WIC. Updates include, new washer/dryer, sump pump & HWT. Must See!

Built in 2011

### Essential Information

MLS® # E4436271

Price \$527,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	102 Pointe Marsan
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	École Horizon Heights
Middle	École Dansereau Meadows
High	École Secondaire

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	3
Zoning	Zone 82

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Listing information last updated on May 17th, 2025 at 4:47am MDT