

## \$515,000 - 125 Rue Masson, Beaumont

MLS® #E4460623

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,743 sqft

Single Family on 0.00 Acres

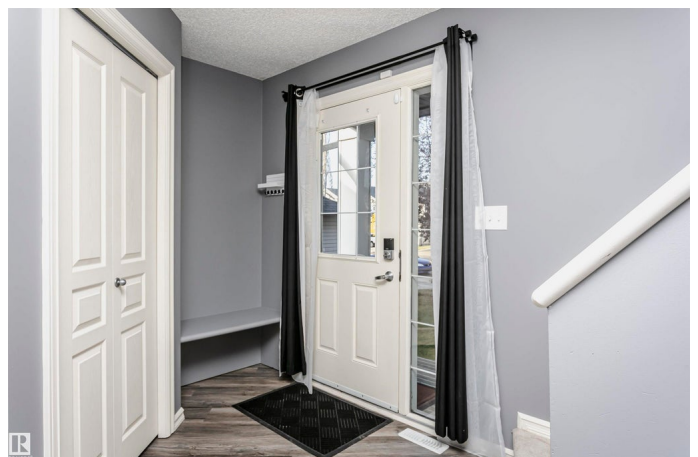
Montalet, Beaumont, AB

No Neighbours behind you!!! Welcome to this 4 bedroom 4 bathroom home in Montalet! Tastefully updated for your pleasure. This open floor plan is perfect for entertaining, the kitchen is ideal for any of those aspiring chefs out there. Newer Appliance in 2021, (dishwasher, microwave, and stove). The upper level has a spacious bonus room with tons of natural light, perfect for watching movies or sports with the family. The large Primary comes complete with a walk in closet, and 4 piece ensuite with an awesome soaker tub to relax in after a hard days work. The fully finished basement has a 4th bedroom and 4th bathroom with a large living area and In-law suite. Other upgrades include, the back deck, new washer and dryer, newer flooring, central AC and so much more. Close to all amenities, schools, and parks!!!!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460623  |
| Price          | \$515,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,743     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 125 Rue Masson |
| Area        | Beaumont       |
| Subdivision | Montalet       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1S8        |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached                                                         |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

Date Listed            October 3rd, 2025

Days on Market      21

Zoning                Zone 82

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Listing information last updated on October 24th, 2025 at 12:17pm MDT