

## \$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 | 30              |
| Zoning         | Zone 82         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 18th, 2025 at 10:47pm MDT