

## \$650,000 - 52 Pointe Masson, Beaumont

MLS® #E4455950

**\$650,000**

3 Bedroom, 3.00 Bathroom, 2,130 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Original-owner home that has been lovingly maintained BACKING A POND with an OVER-SIZED DRIVE-THRU TRIPLE GARAGE! This 2,130 sq.ft. 4 bedroom, 2.5 bathroom home had some unique customizations done when building that you didn't commonly see during that era: walk-through pantry, mudroom between the front door & garage for an abundance of storage, both the 2nd & 3rd bedrooms with walk-in closets, and a large upstairs laundry room. The main floor has a den/office/bedroom, a good-sized living room, hardwood flooring, large kitchen with tons of counter space and cabinetry, a half bath, and that awesome mudroom. Upstairs are the two bedrooms and laundry room mentioned above, a full bathroom, and the owner's suite with a big walk-in closet, full ensuite, and that view. The basement is fully finished with a half bath (there's a rough-in to make it full), and several egress windows if you wanted to add another bedroom or two. Located at the north end of Beaumont and close to all amenities, this is a winner!

Built in 2006

### Essential Information

MLS® # E4455950

Price \$650,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,130                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 52 Pointe Masson |
| Area        | Beaumont         |
| Subdivision | Montalet         |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 1S9          |

### Amenities

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Amenities     | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke |
| Parking       | Over Sized, Triple Garage Attached                                |
| Is Waterfront | Yes                                                               |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                         |
| Exterior Features | Backs Onto Lake, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 82             |

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Listing information last updated on September 14th, 2025 at 7:47am MDT