

## \$911,900 - 103 Pointe Marcelle, Beaumont

MLS® #E4422260

**\$911,900**

6 Bedroom, 5.00 Bathroom, 3,310 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to Beaumont! This luxury home offers an impressive 3,310+1,385 sqft of refined living! This elegant residence is a true masterpiece w/ 6 generously sized bedrooms & 4 full baths! /you are lead to the living room w/ feature wall fireplace & picture windows overlooking the large deck & fully fenced backyard! The gourmet kitchen includes a SEPARATE SPICE KITCHEN, BREAKFAST NOOK, SOLID WOOD TRADITIONAL CABINETRY, CUSTOM BACKSPLASH & GRANITE COUNTERTOPS! A spacious DEN offers versatile use as an office or guest bedroom! THE SPACIOUS mudroom and 3 pc bath completes the Main flr! The sturdy WINDER STAIRS leads you to the upper flr featuring 4 bedrooms & 3 exquisite bathrooms. The primary bedroom offers a generous 5-piece ensuite w/ a luxurious jet spa tub & walk-in closet. Two of the bedrooms are complemented by ensuite baths! The fully finished basement has its own separate entrance + Rec room, 2 beds, 1 bath & a wet bar! Ideally located w/in walking distance of the Rec Centre! Close to all amenities!

Built in 2013

### Essential Information

MLS® # E4422260

Price \$911,900



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,310
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	103 Pointe Marcelle
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G2

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Window Coverings, Stoves-Two, Washers-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	East Elementary School
Middle	Ecole Leduc Junior High
High	Leduc Composite Highschool

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	58
Zoning	Zone 82

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