

## \$509,900 - 131 Rue Masson, Beaumont

MLS® #E4439008

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,753 sqft

Single Family on 0.00 Acres

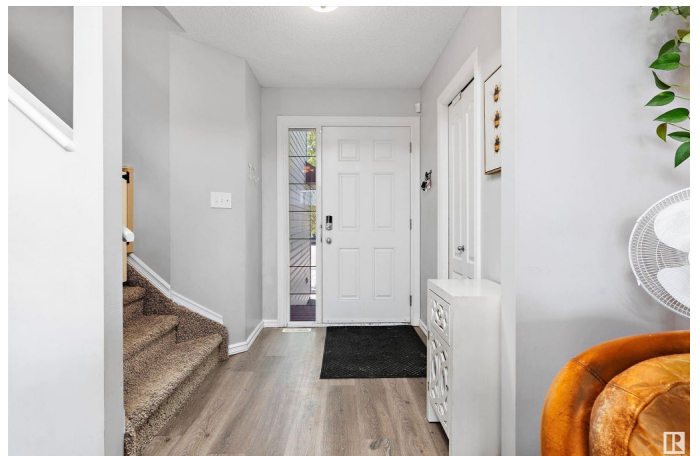
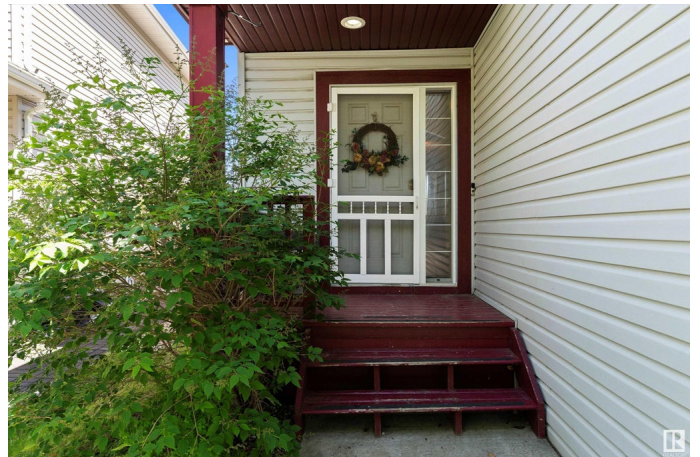
Montalet, Beaumont, AB

Welcome to this well-maintained 4-bed, 3.5-bath home offering comfort, space, and functionality. The open-concept main floor features a bright living and dining area with large windows, durable flooring, and a spacious kitchen with stainless steel appliances, a large island, and a walk-through pantry. Laundry is conveniently located on the main level. Upstairs, the primary suite includes a walk-in closet and private en-suite with a standup shower and a soaking tub. Two additional bedrooms, a 4pc bath, and bonus room complete the upper level. The basement will be finished prior to possession (finishing touches going in right now!), adding the 4th bedroom, a 3-pc bath, and extra living space. A double attached garage and ample storage round out this fantastic home. Located in the heart of Beaumont, in the beautiful neighbourhood of Montalet, you're just steps from schools, parks, shops, and the vibrant downtown core. A family-friendly, walkable neighbourhood with so much to offer!

Built in 2005

### Essential Information

MLS® #	E4439008
Price	\$509,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,753
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	131 Rue Masson
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1S8

### Amenities

Amenities	Off Street Parking, Deck, Skylight, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	11
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 June 8th, 2025 at 12:02pm MDT