

\$624,900 - 164 Rue Masson, Beaumont

MLS® #E4443317

\$624,900

5 Bedroom, 3.50 Bathroom, 2,054 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This is a home to love for years to come. Original owners chose the perfect South-facing lotâ€”a private yard & LOW MAINTENANCE DECK overlooking the park & pond, ideal for enjoying sunsets. A welcoming entry leads to a large closet & HICKORY HARDWOOD flooring (2021). Front office at the entry. The gas fireplace shines in the open living area, alongside a flexible dining space to host large family gatherings. The kitchen features a central island, generous cabinetry, induction stove, built-in oven. Walk-through pantry to garage landing, shoe closet & 2-pce bath. Upstairs: large & bright bonus room, upper laundry & 3 bedrooms. One bedroom features a huge walk-in closet, another enjoys pond views. The primary suite is bright, w/ walk-in closet & an ensuite oasisâ€”jacuzzi tub, updated large tile shower & vanity space. The fully finished basement includes SOUNDPROOF rockwall, GRANITE WET BAR, full fridge, dishwasher, TWO MORE BEDROOMS & electric fireplace feature. HW 2023.A/C. Beautifully doneâ€”call this one home!

Built in 2006

Essential Information

MLS® # E4443317

Price \$624,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,054 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 164 Rue Masson |
| Area | Beaumont |
| Subdivision | Montalet |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1W2 |

Amenities

| | |
|---------------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking | Double Garage Attached, Heated |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Built-In, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Dishwasher-Two, Stove-Countertop Inductn, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | Ecole Dansereau Meadows |
| Middle | Ecole J.E. Lapointe |
| High | Ecole Beaumont Composite |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 28 |
| Zoning | Zone 82 |

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Listing information last updated on July 17th, 2025 at 4:02am MDT