

## \$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	27
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 16th, 2025 at 1:47pm MDT