

## **\$894,800 - 103 Pointe Marcelle, Beaumont**

MLS® #E4443243

**\$894,800**

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® # E4443243

Price \$894,800



|                |                        |
|----------------|------------------------|
| 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    | June 19th, 2025 |
| Days on Market | 16              |
| 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 5th, 2025 at 3:32am MDT