# \$969,911 - 3011 Montrose Boulevard, Beaumont

MLS® #E4444862

#### \$969,911

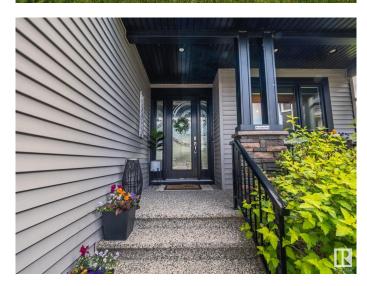
5 Bedroom, 3.50 Bathroom, 2,962 sqft Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

This SHOWSTOPPING 5-bed, 4 bath home is truly one of a kind. Set on a massive lot backing onto a greenspace. Featuring a heated oversized triple garage with a tandem 4th bay, epoxy floors, and drainsâ€"ideal for car lovers or hobbyists. Inside, high-end finishes, a chefâ€<sup>™</sup>s kitchen with premium appliances, including a built-in Miele coffee machine, granite, and walk-through pantry. The layout flows into spacious living and dining areas, with a mudroom and main floor office for added function. Upstairs, a luxurious primary suite with spa ensuite w/steam shower, walk-in closet and integrated laundry, bonus room, 3 more bedrooms and 2nd full bath. The finished walkout basement includes a wet bar, theatre room, rec area, 5th bedroom, 4th bath and entertaining space. The breathtaking yard features professional landscaping and an unmatched view. This move-in ready home blends luxury and comfort! A/C, Sonos sound in and outside, hot tub wiring, Gemstone lighting! Truly one of the most impressive homes in Beaumont!







Built in 2012

#### **Essential Information**

MLS® # E4444862 Price \$969,911

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,962
Acres	0.00
Year Built	2012
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	3011 Montrose Boulevard
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T6X 0C1

## Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Patio, Vinyl Windows, Walkout Basement, Wet Bar, Workshop, 9 ft. Basement Ceiling
Parking Spaces	7
Parking	Over Sized, Tandem, Triple Garage Attached, See Remarks

# 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, Stove-Electric, Vacuum System Attachments, Vacuum		
	Systems, Washer, Garage Heater		
Heating	Forced Air-1, Natural Gas		
Fireplaces	Tile Surround		
Stories	3		
Has Basement	Yes		
Basement	Full, Finished		

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground
	Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	5
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 2nd, 2025 at 6:32am MDT