

# \$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 drains—ideal for car lovers or hobbyists. Inside, high-end finishes, a chef'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
Type	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	7
Zoning	Zone 82

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