

# \$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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Listing information last updated on July 4th, 2025 at 7:47am MDT