# \$504,900 - 6603 37 Avenue, Beaumont

MLS® #E4425970

## \$504,900

3 Bedroom, 2.50 Bathroom, 1,582 sqft Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Stunning Home in Montrose Estates â€" A Must-See! Don't miss this incredible opportunity to own a beautifully designed home in Beaumont's sought-after community. This exceptional property features a double attached garage, three spacious bedrooms, 2.5 bathrooms, and a separate entrance for a future legal basement suite. The cozy main living area showcases expansive windows that flood the space with natural light. The extended kitchen is a chef's dream, complete with a large island perfect for entertaining. Upstairs, the primary suite offers a peaceful retreat with a luxurious ensuite and a walk-in closet. Two additional bedrooms, a second full bathroom, a bonus room, and a conveniently located laundry room complete this level. The backyard is fenced, landscaped and and has a deck! Combining style, space, and functionality, this home is perfect for modern living.

Built in 2022

Full Baths

### **Essential Information**

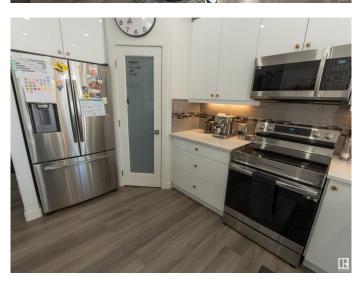
MLS® # E4425970 Price \$504,900

2

Bedrooms 3 Bathrooms 2.50







Half Baths 1

Square Footage 1,582 Acres 0.00 Year Built 2022

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

# **Community Information**

Address 6603 37 Avenue

Area Beaumont

Subdivision Montrose Estates

City Beaumont
County ALBERTA

Province AB

Postal Code T4X 2Z5

## **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows, HRV System

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 15th, 2025

Days on Market 20

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 April 4th, 2025 at 1:17am MDT