

Courtesy Of Patrick D Fields and Lori A Cowie Of Real Broker

# \$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 – 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 has a deck! Combining style, space, and functionality, this home is perfect for modern living.

Built in 2022

## Essential Information

MLS® #	E4425970
Price	\$504,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



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 21

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 5th, 2025 at 9:02pm MDT