# \$535,000 - 6515 37 Avenue, Beaumont

MLS® #E4429872

#### \$535,000

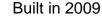
4 Bedroom, 3.00 Bathroom, 1,405 sqft Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to this beautiful bilevel backing onto a park with a one bedroom legal basement suite. Main floor kitchen and living room are bathed in natural light from extra large 10' high windows facing east and south. Significant renovations/upgrades in the last four years as well as new furnace and new air conditioning system. Three bedrooms/two bathrooms, including a large master bedroom and bathroom above the garage complete the main floor. Downstairs find a professionally developed one bedroom legal basement suite with heated floors and two separate entrances, one from the heated garage which is an oversized double. Close to multiple schools.







#### **Essential Information**

MLS® #	E4429872
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,405
Acres	0.00
Year Built	2009



Туре	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## **Community Information**

Address	6515 37 Avenue
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G8

#### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Hot Water Tankless, No Animal Home,
	Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas
	Stove Hookup

Parking Spaces	4
Parking	Double Garage Attached

#### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

#### Exterior

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

### **Additional Information**

Date Listed April 9th, 2025

7

Days on Market

Zoning Zone 82

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Listing information last updated on April 16th, 2025 at 12:48pm MDT