

\$484,999 - 6610 37 Avenue, Beaumont

MLS® #E4442824

\$484,999

3 Bedroom, 2.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Incredible half duplex built in 2023 located in a desirable community of Montrose Estates in Beaumont, conveniently close to schools, recreation, Air port and parks. Upon entering the property you're greeted with a half bathroom on the main floor, an open concept kitchen, dining room, living room with fireplace. The large windows and patio door invites the outdoors in creating a bright and airy atmosphere. Ascent the lighted staircase to the upper level where you will find a versatile bonus room, two generously sized bedrooms with a four piece bathroom. master bedroom with an en suite and walk in closet, upstairs laundry. The spacious backyard is perfect for entertaining and outdoor play. A side entrance to the unfinished basement, fully fences and landscaped. Come and see this beautiful home and enjoy the summer.

Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4442824 |
| Price | \$484,999 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,583 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6610 37 Avenue |
| Area | Beaumont |
| Subdivision | Montrose Estates |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2A4 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Direct Vent, Glass Door, Remote Control |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 17th, 2025
Days on Market 4
Zoning Zone 82

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