

# \$499,900 - 6603 37 Avenue, Beaumont

MLS® #E4430412

**\$499,900**

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

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430412  |
| Price      | \$499,900 |
| 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            April 11th, 2025  
Days on Market      36  
Zoning                Zone 82

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