

# \$493,000 - 6616 37 Avenue, Beaumont

MLS® #E4428808

**\$493,000**

3 Bedroom, 2.50 Bathroom, 1,617 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Discover this stunning half duplex purchased new in 2023. located in the desirable area of Beaumont, conveniently close to schools, recreation, and parks. As you enter, your're greeted by a large foyer that seamlessly transitions into a spacious open kitchen, dining and living area. 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'll find a versatile bonus room, two generously sized bedrooms, a laundry room and primary suit complete with an en-suite and walk -in closet. Nestled on a quiet one-way street, this home offers both safety and tranquility. the spacious backyard is perfect for entertaining and outdoor play. this newer home requires nothing but our personal touch- just move in and enjoy.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428808  |
| Price          | \$493,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,617     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2022          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 6616 37 Avenue   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2Z5          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, No Through Road, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 35              |

## Zoning

## Zone 82

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Listing information last updated on May 7th, 2025 at 9:17pm MDT