

# \$502,000 - 6616 37 Avenue, Beaumont

MLS® #E4428808

**\$502,000**

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, you'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. Ascend the lighted staircase to the upper level, where you'll find a versatile bonus room, two generously sized bedrooms, a laundry room and primary suite 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. Side door entrance for potential secondary suite. Builders' measurements are

Built in 2022

## Essential Information

MLS® #	E4428808
Price	\$502,000
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
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Days on Market 2

Zoning Zone 82

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Listing information last updated on April 4th, 2025 at 5:32pm MDT