

## \$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        6  
Zoning                    Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 23rd, 2025 at 5:02pm MDT