

## \$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        26  
Zoning                    Zone 82

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