

\$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 11
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 April 21st, 2025 at 9:31pm MDT