

\$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 49
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 August 4th, 2025 at 11:17pm MDT