

# \$489,900 - 6603 37 Avenue, Beaumont

MLS® #E4445744

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,582 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Welcome to this stunning home in Montrose Estates—perfectly located in one of Beaumont’s most desirable communities! This beautifully designed 2-storey offers 3 spacious bedrooms, 2.5 bathrooms, a double attached garage, and a separate side entrance for a future legal basement suite. The bright and open main floor features large windows and a stylish kitchen with extended cabinetry, a big island, and plenty of space to cook and entertain. Upstairs, you’ll find a luxurious primary suite with a walk-in closet and ensuite, plus two more bedrooms, a full bathroom, a cozy bonus room, and convenient upstairs laundry. Step outside to enjoy the fenced and landscaped backyard with a deck—great for summer BBQs or relaxing with family. Stylish, functional, and move-in ready—this home has it all!

Built in 2022

## Essential Information

MLS® #	E4445744
Price	\$489,900
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, Window Coverings
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 July 3rd, 2025

Days on Market 5

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 July 8th, 2025 at 8:02pm MDT