# \$629,900 - 6602 38 Avenue, Beaumont

MLS® #E4442566

#### \$629,900

4 Bedroom, 3.00 Bathroom, 2,432 sqft Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

\*\*TWO LIVING ROOMS\*\*MAIN FLOOR FULL BED AND BATH\*\*SIDE ENTRY TO BASEMENT\*\*Welcome to your dream home in Montrose Estates! This elegant 2-storey residence offers 4 spacious bedrooms, including a luxurious primary suite with a walk-in closet and ensuite. The bright, open-concept main floor features a modern kitchen with stainless steel appliances, quartz countertops, and a large island. The Great Room, complete with a gas fireplace, creates a warm ambiance, while the 20-foot ceilings in the front living room add a dramatic touch. The dining area opens to a landscaped backyard with a deck, perfect for gatherings. Upstairs, a sunlit bonus room provides versatile space for a family lounge, playroom, or home office. Additional highlights include a double attached garage, ample storage, and a prime location steps from Ecole Quatre-Saisons school, parks, and amenities. Experience the perfect blend of luxury and comfort in this stunning Montrose Estates home!

Built in 2021

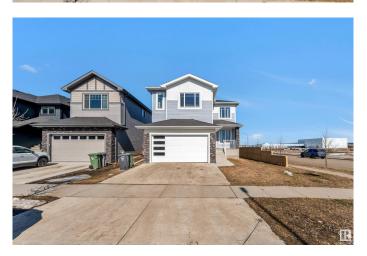
#### **Essential Information**

MLS® # E4442566 Price \$629,900

Bedrooms 4







Bathrooms 3.00

Full Baths 3

Square Footage 2,432 Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6602 38 Avenue

Area Beaumont

Subdivision Montrose Estates

City Beaumont County ALBERTA

Province AB

Postal Code T6X 2C5

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces None

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 15th, 2025

Days on Market 17

Zoning Zone 82

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Listing information last updated on July 2nd, 2025 at 8:32am MDT