

# \$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 30

Zoning Zone 82

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