

## \$484,500 - 3108 67 Street, Beaumont

MLS® #E4433233

**\$484,500**

4 Bedroom, 3.50 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Gorgeous half duplex located in the charming town of Beaumont. This beautifully finished home boasts a spacious 1732 sq ft of living space, including a fully finished basement and picturesque views of the surrounding fields. The main floor features a cozy gas fireplace, perfect for those chilly Alberta winters, as well as a modern kitchen with quartz countertops and hardwood floor. With 3+1 bedrooms, 3.5 bathrooms, and a bonus room upstairs, there is plenty of space for the whole family to enjoy. The primary bedroom is spacious with coffered ceilings and a large walk-in closet. Step outside to your west-facing backyard and relax on your deck while taking in the breathtaking views of the countryside. This home is truly an oasis away from the hustle and bustle of city life. A little piece of paradise in Beaumont.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433233  |
| Price          | \$484,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,732     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3108 67 Street   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0W7          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                        |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### **Additional Information**

Date Listed April 28th, 2025

Days on Market 3

Zoning Zone 82

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Listing information last updated on May 1st, 2025 at 9:17pm MDT