

\$479,900 - 6603 37 Avenue, Beaumont

MLS® #E4455103

\$479,900

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

STUNNING FINISHES! CLOSE TO NEW!
DOUBLE ATTACHED GARAGE! Welcome to this exquisite half duplex in the highly desirable City of Beaumont! Located close to schools, walking paths, playgrounds and shopping amenities. Over 1,600 sq ft of fully finished living space with an OPEN TO BELOW feature in the entry way! 3 full bedrooms upstairs with a generous ensuite bathroom, walk in closet, upper floor full laundry room AND bonus room! Beautiful open concept on the main level includes full SURROUND SOUND speakers built in with deck off the back to enjoy those long summer nights. Comes fully landscaped, fenced and includes all appliances. SIDE ENTRY is included to the basement for future development. Great family home or investment property for rental purposes. This beauty won't last long!

Built in 2022

Essential Information

MLS® #	E4455103
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,607
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	Deck, Hot Water Natural Gas, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 28th, 2025

Days on Market 8

Zoning Zone 82

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Listing information last updated on September 5th, 2025 at 11:02am MDT