

## \$427,800 - 3210 67 Street, Beaumont

MLS® #E4455655

**\$427,800**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

QUICK POSSESSION, MOVE-IN READY, beautifully designed half-duplex backing onto a WALKING TRAIL in the sought-after community of Montrose Estates in Beaumont! BRAND new CARPET and PAINT. The main floor has a spacious open-concept layout, featuring a large kitchen with stainless steel appliances, perfect for cooking and entertaining, a cozy fireplace in the living area, and a powder room. Upstairs, youâ€™™ll find a dedicated laundry area, a bright bonus room, and three well-sized bedrooms including a primary suite with a 4-piece ensuite and walk-in closet. A shared 4-piece bathroom completes the upper level. Good sized deck, BIG backyard, double attached garage and a SEPARATE side entrance to the basement. Enjoy being minutes away from the playground and close to schools, dining, and essential amenities. This home offers comfort and convenience in a peaceful, family-friendly neighborhood. A must see!

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455655  |
| Price     | \$427,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,636         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3210 67 Street   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0W7          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck                           |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Glass Door, Tile Surround                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                         |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 4                   |
| 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 September 5th, 2025 at 10:47am MDT