

\$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 32

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 August 4th, 2025 at 8:02am MDT