\$629,900 - 6602 38 Avenue, Beaumont

MLS® #E4442566

\$629,900

4 Bedroom, 3.00 Bathroom, 2,432 sqft Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

TWO LIVING ROOMSMAIN FLOOR FULL BED AND BATH**SIDE ENTRY TO BASEMENT**Welcome to your dream home in Montrose Estates! This elegant 2-storey residence offers 4 spacious bedrooms, including a luxurious primary suite with a walk-in closet and ensuite. The bright, open-concept main floor features a modern kitchen with stainless steel appliances, quartz countertops, and a large island. The Great Room, complete with a gas fireplace, creates a warm ambiance, while the 20-foot ceilings in the front living room add a dramatic touch. The dining area opens to a landscaped backyard with a deck, perfect for gatherings. Upstairs, a sunlit bonus room provides versatile space for a family lounge, playroom, or home office. Additional highlights include a double attached garage, ample storage, and a prime location steps from Ecole Quatre-Saisons school, parks, and amenities. Experience the perfect blend of luxury and comfort in this stunning Montrose Estates home!

Built in 2021

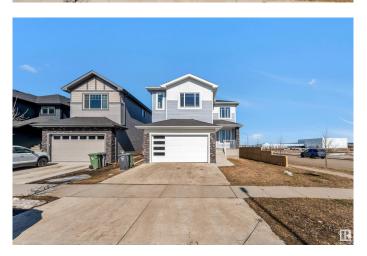
Essential Information

MLS® # E4442566 Price \$629,900

Bedrooms 4







Bathrooms 3.00

Full Baths 3

Square Footage 2,432 Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 6602 38 Avenue

Area Beaumont

Subdivision Montrose Estates

City Beaumont County ALBERTA

Province AB

Postal Code T6X 2C5

Amenities

Amenities Carbon Monoxide Detectors, Detectors Smoke

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces None

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

Additional Information

Date Listed June 15th, 2025

Days on Market 1

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 June 16th, 2025 at 6:47pm MDT