

## \$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 2

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 April 30th, 2025 at 11:32am MDT