# \$535,000 - 6515 37 Avenue, Beaumont

MLS® #E4429872

#### \$535,000

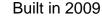
4 Bedroom, 3.00 Bathroom, 1,405 sqft Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to this beautiful bilevel backing onto a park with a one bedroom legal basement suite. Main floor kitchen and living room are bathed in natural light from extra large 10' high windows facing east and south. Significant renovations/upgrades in the last four years as well as new furnace and new air conditioning system. Three bedrooms/two bathrooms, including a large master bedroom and bathroom above the garage complete the main floor. Downstairs find a professionally developed one bedroom legal basement suite with heated floors and two separate entrances, one from the heated garage which is an oversized double. Close to multiple schools.







### **Essential Information**

| MLS® #         | E4429872  |
|----------------|-----------|
| Price          | \$535,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,405     |
| Acres          | 0.00      |
| Year Built     | 2009      |



| Туре     | Single Family          |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

# **Community Information**

| Address     | 6515 37 Avenue   |
|-------------|------------------|
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0G8          |

# Amenities

| Amenities | Air Conditioner, Deck, Fire Pit, Hot Water Tankless, No Animal Home, |
|-----------|--|
|           | Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas  |
|           | Stove Hookup   |

| Parking Spaces | 4                      |
|----------------|------------------------|
| Parking        | Double Garage Attached |

# Interior

| Interior Features | ensuite bathroom                                |
|-------------------|---|
| Appliances        | See Remarks                                     |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

## Exterior

| Exterior          | Wood, Stone, Vinyl  |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, |
|                   | Schools, Shopping Nearby                                      |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

Date ListedApril 9th, 2025Days on Market30ZoningZone 82

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Listing information last updated on May 8th, 2025 at 9:32pm MDT