

## \$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 ROOMS\*\*MAIN 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	12
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 27th, 2025 at 5:02pm MDT