

\$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 | 1 |
| Zoning | Zone 82 |

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Listing information last updated on June 16th, 2025 at 11:47am MDT