

\$495,000 - 3720 67 Street, Beaumont

MLS® #E4450586

\$495,000

3 Bedroom, 2.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Stunning Brand-New Home in Desirable Beaumont – Ready for Possession! Discover this exceptional home approx 1800 sqft in Beaumont! Featuring 3 bedrooms, 2.5 bathrooms, and a SEPERATE entrance with potential for a future legal basement suite. The main floor is designed for elegance and functionality, with an astonishing electric fireplace, upgraded vinyl plank flooring, modern fixtures, and a sleek glass railing. The kitchen includes extended island and a walk in pantry, perfect for storage. The open-to-above foyer adds a grand feel. Upstairs, find a bonus room, luxurious primary suite with ensuite and walk-in closet, two additional bedrooms, a second full bathroom, and a convenient laundry room. Additional features include an attached double garage, oversize driveway,. it comes with approved permits for 2 BEDROOM legal suite. (plumbing already roughed in). A prime location near major routes, public schools, shopping, and restaurants. Backs to green space/farms, donâ€™t miss out on this incredible opportunity!

Built in 2025

Essential Information

MLS® # E4450586

Price \$495,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3720 67 Street
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G6

Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra, Vinyl Windows, See Remarks, HRV System
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Oven-Microwave
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	96
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 4th, 2025 at 3:03pm MST