

# **\$749,000 - 6601 38 Ave, Beaumont**

MLS® #E4432204

**\$749,000**

5 Bedroom, 3.00 Bathroom, 2,710 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Welcome to the stunning Beaumont Beauty! Located in a vibrant, family-friendly community, this home offers an unbeatable lifestyle close to shopping, schools, parks, and golf courses. This home features a grand open-to-below design, a spacious kitchen perfect for entertaining, and an adjacent spice kitchen for added convenience. The main floor includes a cozy living room, dining area, a bedroom, and a full bathroom—ideal for families with elderly members or guests. Upstairs, you'll find four spacious bedrooms, including a master retreat with a spa-like ensuite and walk-in closet, a bonus room, two full bathrooms, and a convenient upper-floor laundry. Natural light floods the home through its large windows, creating a bright and airy ambiance that makes every space feel open and inviting. The property includes a new EV charger and installed security cameras for added convenience and peace of mind. The unfinished basement with SEPERATE ENTRANCE is ready for your creative touch to make it uniquely yours.

Built in 2023

## **Essential Information**

MLS® # E4432204

Price \$749,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,710                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6601 38 Ave      |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2C5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, No Back Lane, No Through |

Road, Picnic Area, Playground Nearby, Public Swimming Pool,  
Shopping Nearby

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

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ecole Beau Meadow School  |
| Middle     | Ecole J E Lapointe School |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 82          |

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Listing information last updated on April 30th, 2025 at 1:02pm MDT