

\$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

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 16th, 2025 at 7:17am MDT