# \$449,900 - 6612 34 Avenue, Beaumont

MLS® #E4462010

## \$449.900

4 Bedroom, 2.00 Bathroom, 1,507 sqft Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

This unique Home2Love features high vaulted ceilings and large windows that fill the open floorplan with natural light. You're welcomed by a spacious front entry and wide stairs leading up to the main level or down to the lower level. The kitchen showcases stunning granite counters, modern cabinets, stone backsplash, and a large dining area. Cozy up next to the gas fireplace. Step outside, fire up the BBQ, and enjoy the tiered decks and mature trees that create a private feel. Two generous bedrooms and a stylish full bath complete the main level. Just a few steps up, double doors lead to your private suite with a large walk-in closet, makeup area, soaker tub, separate shower, and dual sinks. Downstairs is every teenager's dream hangout! The spacious rec room easily accommodates a home gym or a place to enjoy family movie night along with a 4th bedroom option. Perfect for the teenager who wants to have their own space. Great for 1st time buyers & investors

Built in 2013

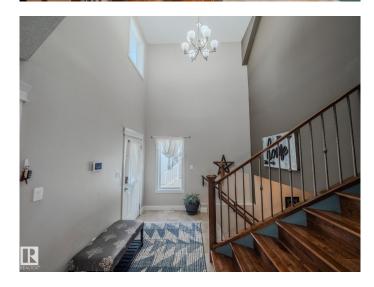
### **Essential Information**

MLS® # E4462010 Price \$449,900

Bedrooms 4
Bathrooms 2.00







Full Baths 2

Square Footage 1,507 Acres 0.00 Year Built 2013

Type Single Family

Sub-Type Half Duplex

Style Bi-Level

Status Active

## **Community Information**

Address 6612 34 Avenue

Area Beaumont

Subdivision Montrose Estates

City Beaumont
County ALBERTA

Province AB

Postal Code T4X 0W7

## **Amenities**

Amenities Deck

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Stone Facing

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Ecole Champs Vallee School

Middle Ecole Champs Vallee School

High Beaumont Composite

## **Additional Information**

Date Listed October 14th, 2025

Days on Market 15

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 October 29th, 2025 at 11:47am MDT