

## \$759,000 - 6601 38 Ave, Beaumont

MLS® #E4417641

**\$759,000**

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® # E4417641

Price \$759,000



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	January 10th, 2025
Days on Market	98
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 April 18th, 2025 at 5:02pm MDT