

# \$624,800 - 6504 37 Avenue, Beaumont

MLS® #E4448338

## \$624,800

5 Bedroom, 3.00 Bathroom, 1,721 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful family home located on treed pie shaped lot in the Montrose district of Beaumont. This 5 bedroom 3 plus 2- 3 bathroom home boasted large rooms high ceilings and crown mouldings to add class and character throughout the home. Master has walk in closet beautiful ensuite and shower plus jet tub. Basement is fully finished high ceilings and 2 furnaces, laundry room and storage room. Home comes with AC finished heated double attached garage, mature trees raised brick flower garden with perennials and sprinkler system. This sprawling family home is located close to schools walking distance, close to shopping and quick access to airport.

Built in 2010

### Essential Information

MLS® #	E4448338
Price	\$624,800
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,721
Acres	0.00
Year Built	2010



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	6504 37 Avenue
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Greenhouse, Hot Water Natural Gas, No Smoking Home, Television Connection, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Window Coverings, Garage Heater
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market        5  
Zoning                    Zone 82

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