\$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

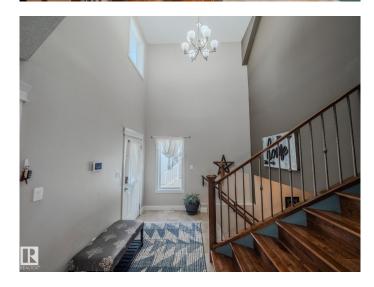
Essential Information

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 21

Zoning Zone 82

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