

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

MLS® #E4417641

**\$759,000**

5 Bedroom, 3.00 Bathroom, 2,710 sqft  
Single Family on 0.00 Acres

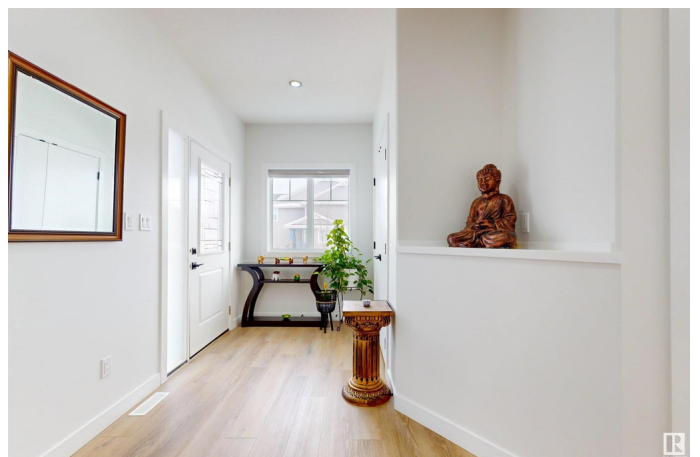
Montrose Estates, Beaumont, AB

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 83  
Zoning Zone 82

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Listing information last updated on April 3rd, 2025 at 4:17pm MDT