

\$449,000 - 3210 67 Street, Beaumont

MLS® #E4419761

\$449,000

3 Bedroom, 2.50 Bathroom, 1,627 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Beautiful half duplex in Montrose featuring over 1600 sqft, 3 bedrooms, 2.5 bathroom, HEATED double attached garage, and SIDE ENTRY to the basement! The inviting foyer with open to above lighting sets the stage for the open concept dining, living, and kitchen area with ample cupboard and counter space, stainless steel appliances, granite counters, and vinyl plank flooring! Kept cozy with the gas fireplace and well lit by the west facing windows, the main floor opens onto the deck and beautifully landscaped backyard -a great usable size for a duplex, and no back neighbours! Upstairs be surprised by the bonus space, upper floor laundry, and main bathroom with granite! The bedrooms upstairs are good sizes, but prepare to be wowed by the sizable primary bedroom w/ ensuite and walk in closet - seriously this room is huge for a home this size!

Built in 2013

Essential Information

| | |
|------------|-----------|
| MLS® # | E4419761 |
| Price | \$449,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,627 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3210 67 Street |
| Area | Beaumont |
| Subdivision | Montrose Estates |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0W7 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed January 30th, 2025

Days on Market 76

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 15th, 2025 at 10:02pm MDT