

## \$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      68

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 8th, 2025 at 4:02pm MDT