

## **\$495,000 - 3712 67 Street, Beaumont**

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MLS® #E4420041

### **\$495,000**

3 Bedroom, 3.00 Bathroom, 1,914 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Welcome to stunning duplex in the City of Beaumont. Attached double car garage duplex main floor comes with Den, full bathroom, modern kitchen, astonishing electric fireplace, vinyl plank flooring and a separate entrance with potential for a future legal basement suite. The kitchen includes island, built-in appliances and a pantry for storage. Spindle Railing to second floor gives open feel and offers 3 bedrooms, 2 full bathrooms, spacious laundry room and a good size bonus room. Primary suite has 5 piece ensuite and walk-in closet. Pie shaped Backyard gives you extra space and makes it unique.



Built in 2022

### **Essential Information**

MLS® #	E4420041
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,914
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey

Status Active

### Community Information

Address 3712 67 Street  
Area Beaumont  
Subdivision Montrose Estates  
City Beaumont  
County ALBERTA  
Province AB  
Postal Code T4X 2Z5

### Amenities

Amenities See Remarks  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement See Remarks, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 31st, 2025  
Days on Market 65  
Zoning Zone 82

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Listing information last updated on April 6th, 2025 at 2:32pm MDT

