

## \$535,000 - 6515 37 Avenue, Beaumont

MLS® #E4429872

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,405 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to this beautiful bilevel backing onto a park with a one bedroom legal basement suite. Main floor kitchen and living room are bathed in natural light from extra large 10'™ high windows facing east and south. Significant renovations/upgrades in the last four years as well as new furnace and new air conditioning system. Three bedrooms/two bathrooms, including a large master bedroom and bathroom above the garage complete the main floor. Downstairs find a professionally developed one bedroom legal basement suite with heated floors and two separate entrances, one from the heated garage which is an oversized double. Close to multiple schools.

Built in 2009

### Essential Information

MLS® #	E4429872
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,405
Acres	0.00
Year Built	2009



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	6515 37 Avenue
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G8

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit, Hot Water Tankless, No Animal Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 12

Zoning Zone 82

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