

## \$455,800 - 3210 67 Street, Beaumont

MLS® #E4436976

**\$455,800**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

QUICK POSSESSION, MOVE-IN READY, beautifully designed half-duplex backing onto a WALKING TRAIL in the sought-after community of Montrose Estates in Beaumont! BRAND new CARPET and PAINT. The main floor has a spacious open-concept layout, featuring a large kitchen with stainless steel appliances, perfect for cooking and entertaining, a cozy fireplace in the living area, and a powder room. Upstairs, youâ€™™ll find a dedicated laundry area, a bright bonus room, and three well-sized bedrooms including a primary suite with a 4-piece ensuite and walk-in closet. A shared 4-piece bathroom completes the upper level. Good sized deck, BIG backyard, double attached garage and a SEPARATE side entrance to the basement. Enjoy being minutes away from the playground and close to schools, dining, and essential amenities. Close to the Edmonton International Airport. This home offers comfort and convenience in a peaceful, family-friendly neighborhood. A must see!

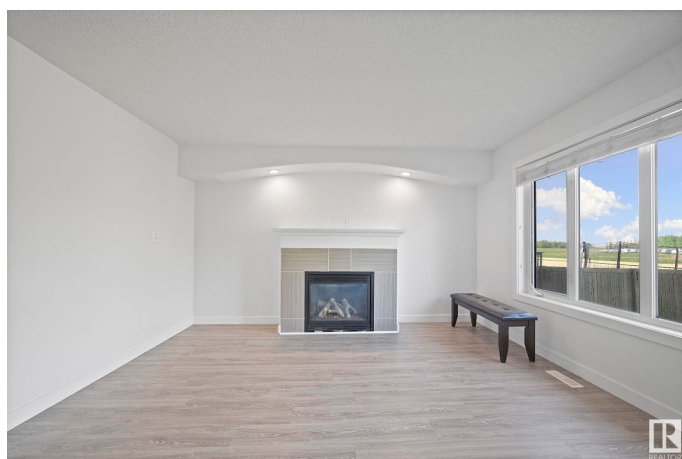
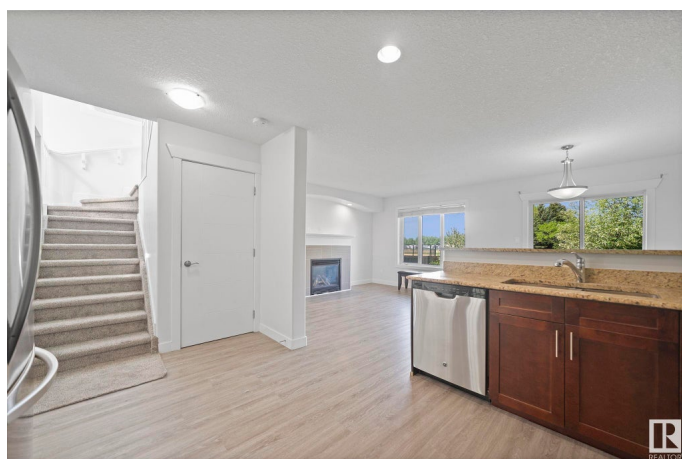
Built in 2013

### Essential Information

MLS® # E4436976

Price \$455,800

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,636         |
| 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 | Deck                           |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Glass Door, Tile Surround                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                  |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 82        |

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Listing information last updated on June 17th, 2025 at 7:17am MDT