

## \$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

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Listing information last updated on April 16th, 2025 at 8:17am MDT