

## \$447,000 - 3210 67 Street, Beaumont

MLS® #E4436976

**\$447,000**

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!

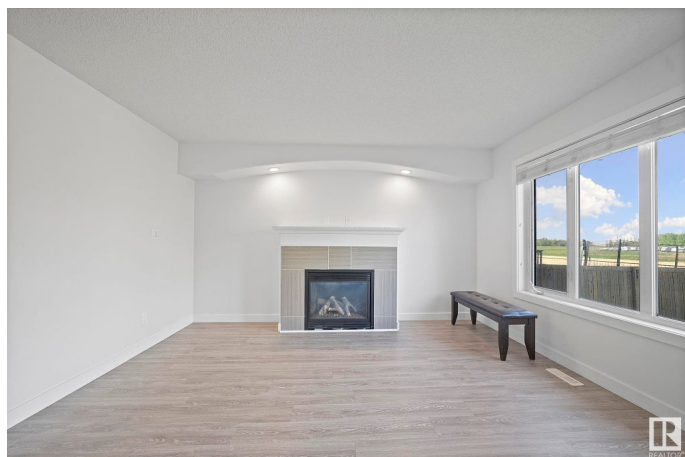
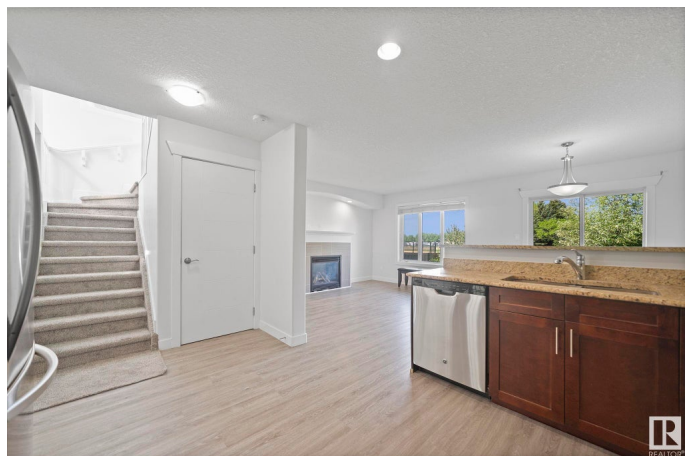
Built in 2013

### Essential Information

MLS® # E4436976

Price \$447,000

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	60
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 July 15th, 2025 at 9:47am MDT