

# \$554,900 - 3506 66 Street, Beaumont

MLS® #E4446081

**\$554,900**

4 Bedroom, 4.00 Bathroom, 1,759 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Get ready to fall in love! This bold and beautiful home brings the wow factor with 4 spacious bedrooms upstairs (one classified as a den) and a 5th below in the fully finished basement—perfect for guests, teens, or in-laws. Need a mortgage helper? The legal suite is ideal for rental income or extended family. Soaring open-to-above ceilings flood the main floor with light and modern style. You'll love the open-concept layout, sleek finishes, and the convenience of a main floor bathroom for guests. The double attached garage adds function with space for vehicles, storage, or gear. Located close to shopping, schools, parks, and other key amenities, this home blends comfort with convenience. Whether you're upsizing or investing, it's a smart move—it offers flexibility, space, and a design that stands out. Don't miss this one—it's a rare find that checks every box!



Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446081  |
| Price      | \$554,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |

|                |               |
|----------------|---------------|
| Square Footage | 1,759         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3506 66 Street   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2Z5          |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                    |
| Stories           | 3                                                                                                            |
| Has Suite         | Yes                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

Date Listed July 5th, 2025

Days on Market 28

Zoning Zone 82

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Listing information last updated on August 2nd, 2025 at 4:32pm MDT