

## \$488,000 - 3718 67 Street, Beaumont

MLS® #E4455828

**\$488,000**

3 Bedroom, 2.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Stunning Brand-New Home in Desirable Beaumont – Ready for Possession! Discover this exceptional home approx 1800 sqft in Beaumont! Featuring 3 bedrooms, 2.5 bathrooms, and a SEPERATE entrance with potential for a future legal basement suite. The main floor is designed for elegance and functionality, with an astonishing electric fireplace, upgraded vinyl plank flooring, modern fixtures, and a sleek glass railing. The kitchen includes extended island and a walk in pantry, perfect for storage. The open-to-above foyer adds a grand feel. Upstairs, find a bonus room, luxurious primary suite with ensuite and walk-in closet, two additional bedrooms, a second fullbathroom, and a convenient laundry room. Additional features include an attached double garage, oversize driveway,. it comes with approved permits for 2 BEDROOM legal suite. ( plumbing already roughed in). A prime location near major routes, public schools, shopping, and restaurants. Backs to green space/farms, donâ€™t miss out on this incredible opportunity!

Built in 2025

### Essential Information

MLS® # E4455828

Price \$488,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,772         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3718 67 Street   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0G6          |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                         |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Opener, Oven-Microwave |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stone, Vinyl                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2025

Days on Market                54

Zoning                            Zone 82

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