

\$474,900 - 6612 34 Avenue, Beaumont

MLS® #E4451493

\$474,900

3 Bedroom, 2.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

This unique Home2Love features high vaulted ceilings and large windows that fill the open floorplan with natural light. You're welcomed by a spacious front entry and wide stairs leading up to the main level or down to the lower level. The kitchen showcases stunning granite counters, modern cabinets, stone backsplash, and a large dining area. Cozy up next to the gas fireplace. Step outside, fire up the BBQ, and enjoy the tiered decks and mature trees that create a private feel. Two generous bedrooms and a stylish full bath complete the main level. Just a few steps up, double doors lead to your private suite with a large walk-in closet, makeup area, soaker tub, separate shower, and dual sinks. Downstairs is every teenager's™ dream hangout! The spacious rec room easily accommodates a home gym or a place to enjoy family movie night. . And for the aspiring hockey pro? A one-of-a-kind indoor rink space to shoot pucks and practice daily, this would also make a great bedroom. Great for 1st time buyers & investors

Built in 2013

Essential Information

MLS® # E4451493

Price \$474,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,507
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	6612 34 Avenue
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0W7

Amenities

Amenities	Deck
Parking	Double Garage Attached

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	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

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

School Information

Elementary	Ecole Champs Vallee School
Middle	Ecole Champs Vallee School
High	Beaumont Composite

Additional Information

Date Listed	August 6th, 2025
Days on Market	40
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 September 15th, 2025 at 12:02pm MDT