

## \$499,000 - 3718 67 Street, Beaumont

MLS® #E4455828

**\$499,000**

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 \$499,000



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        2

Zoning                    Zone 82

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Listing information last updated on September 5th, 2025 at 12:47pm MDT