

## \$535,000 - 6515 37 Avenue, Beaumont

MLS® #E4429872

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to this beautiful bilevel backing onto a park with a one bedroom legal basement suite. Main floor kitchen and living room are bathed in natural light from extra large 10'™ high windows facing east and south. Significant renovations/upgrades in the last four years as well as new furnace and new air conditioning system. Three bedrooms/two bathrooms, including a large master bedroom and bathroom above the garage complete the main floor. Downstairs find a professionally developed one bedroom legal basement suite with heated floors and two separate entrances, one from the heated garage which is an oversized double. Close to multiple schools.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429872  |
| Price          | \$535,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,405     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6515 37 Avenue   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0G8          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Fire Pit, Hot Water Tankless, No Animal Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Appliances        | See Remarks                                     |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 9th, 2025  
Days on Market      22  
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 May 1st, 2025 at 8:47pm MDT