

## \$449,900 - 6612 34 Avenue, Beaumont

MLS® #E4462010

**\$449,900**

4 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 along with a 4th bedroom option. Perfect for the teenager who wants to have their own space. Great for 1st time buyers & investors

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462010  |
| Price     | \$449,900 |
| Bedrooms  | 4         |
| 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                October 14th, 2025  
Days on Market        10  
Zoning                      Zone 82

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