

Courtesy Of Jonathan C Hull Of 2% Realty Pro

## \$959,900 - 3705 64 Street, Beaumont

MLS® #E4422180

**\$959,900**

7 Bedroom, 6.00 Bathroom, 3,836 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

This mansion in the Montrose Estates is one of the largest homes in town. Perfect home for multigenerational living. Total of 5500sqft with 7 bedrooms including 3 with private ensuites, 6 bathrooms, 2 kitchens including a separate locked off 2-bedroom basement apartment, parking for 7 vehicles including a triple attached garage. The stunning location for this 2 story walkout home backs directly onto reserve parkland with ponds & trails. The sprawling main floor has a formal LR, exquisite chef's kitchen featuring a huge center island, granite counters & S/S appliances. Open concept floor plan will provide an abundance of space for you to wow your guests! Unwind in the family room next to the fireplace. Main floor bedroom with 3pc bathroom access, large mudroom with garage & separate outside access. Grand spiral staircase leads you to the 2nd floor featuring 4 bedrooms including 2 huge primary bedrooms with HUGE ensuites. Fully finished walk-out basement with kitchen, DR, LR, den, 2 bedrooms, 2 bathroom!

Built in 2012

### Essential Information

MLS® # E4422180

Price \$959,900



Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	3,836
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3705 64 Street
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G4

### **Amenities**

Amenities	Air Conditioner, Barbecue-Built-In, Deck, Walkout Basement
Parking Spaces	7
Parking	Insulated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 41

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 April 1st, 2025 at 8:32am MDT