

# \$679,900 - 3006 Montrose Boulevard, Beaumont

MLS® #E4452660

**\$679,900**

5 Bedroom, 3.50 Bathroom, 2,443 sqft  
Single Family on 0.00 Acres

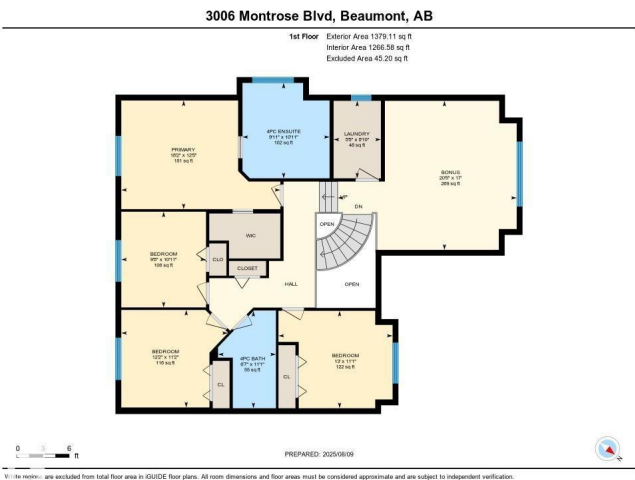
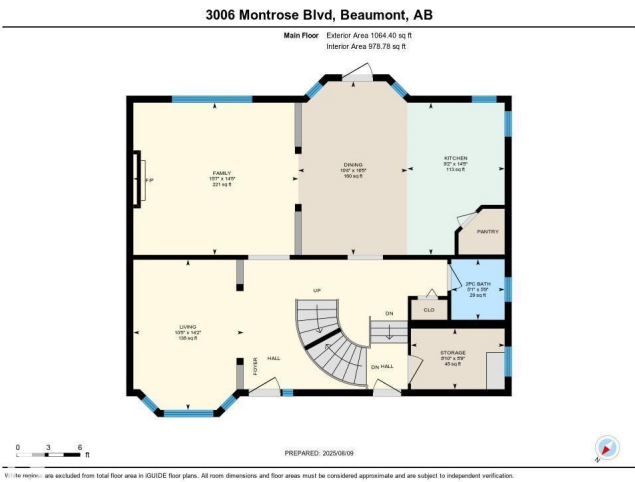
Montrose Estates, Beaumont, AB

Welcome to Montrose, a true jewel where pride of care shines in every detail. Offering just over 3,400 sq ft of total living space, this home has everything you could wish for. The main floor boasts 9' ceilings, 2 inviting living areas, and sun-filled windows that flood every room with natural light. The beautifully crafted kitchen features granite countertops, a hidden corner pantry for tidy storage, a breakfast bar for extra seating, and newer stainless steel fixtures. Cozy up by the gas fireplace in winter, and enjoy the convenience of main-floor laundry w/ a sink and bonus cupboards. Ascend the custom spiral staircase to a spacious bonus room w/ a custom accent wall and vaulted ceiling – perfect for hosting. Down the hall, find 4 bedrooms and a 4pc bath, including the private owner’s suite w/ a 5pc bath, steam shower, jacuzzi tub, and walk-in closet. The fully finished basement has a bedroom, 4pc bath, 2nd kitchen & laundry – ideal for multi-generational living. Your next chapter awaits in Beaumont.

Built in 2007

## Essential Information

MLS® #	E4452660
Price	\$679,900
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,443
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3006 Montrose Boulevard
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 13th, 2025  
Days on Market 1  
Zoning Zone 82

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Listing information last updated on August 14th, 2025 at 3:47pm MDT